

An aerial photograph of a residential street on a hillside. The houses are built on a slope, with some having terraced gardens and others with driveways. The houses are mostly two-story, with some having bay windows. The roofs are mostly brown or grey. There are many trees and greenery around the houses. The sky is blue with some clouds. In the foreground, there are some cars parked on the street and some bins.

SIMPLY GREEN

Aller Park Road

Newton Abbot

FOUR/FIVE BEDROOM DETACHED HOUSE

- ◆DETACHED HOUSE
 - ◆FOUR/FIVE BEDROOMS
 - ◆WELL PRESENTED THROUGHOUT
 - ◆PRINCIPLE ENSUITE
 - ◆OPEN PLAN KITCHEN DINING ROOM
 - ◆LOUNGE WITH LOG BURNER
 - ◆FAR REACHING VIEWS
 - ◆GARAGE AND OFF ROAD PARKING
 - ◆WELL MAINTAINED GARDENS WITH HOME OFFICE
 - ◆TENURE - FREEHOLD
-

In a sought after area of Aller Park Road, set in an elevated position with far-reaching views across Kingskerswell and toward Newton Abbot, this beautifully presented and generously proportioned family home arranged over two spacious floors, with thoughtfully landscaped gardens and multiple versatile living spaces, makes for a fantastic family home.

With versatile accommodation, beautiful finishes, and a garden retreat that blends functionality with serenity, this property is an ideal family home in a highly desirable residential area.



Accommodation

A UPVC door with obscured glazed panel opens into a welcoming entrance hallway, complete with LVT flooring, central heating radiator, coving and spotlights to the ceiling. Stairs rise to the first floor, and there's a useful under stairs storage cupboard along with further shelved storage for coats and shoes. From the hallway, doors open into all principal ground floor rooms.

The open-plan kitchen and dining room enjoys a bright triple aspect, with UPVC double glazed bay windows capturing the stunning outlook over the surrounding countryside to the front. The kitchen features a range of matching wall and base units with tiled splashbacks and work surfaces, a double bowl sink with mixer tap, and integrated appliances including a dishwasher, oven, grill, and five-ring gas hob with extractor. LVT flooring continues through the space, and there's a central island for additional prep space and informal dining.

A separate utility room offers more storage and workspace, with plumbing and space for white goods, tiled flooring, a wall-mounted boiler, and an obscured glazed door to the garden. Off the utility, you'll also find a downstairs WC with tiling to half height, a low-level WC, pedestal wash basin with mixer tap, and an obscured glazed window to the side.

To the front of the home is a versatile room currently set up as a home office or study, with a UPVC window overlooking the garden, a central heating radiator, coving, and fitted shelving – a perfect work-from-home environment or potential additional bedroom. At the heart of the home is the inviting main lounge. With a bay-fronted UPVC windows offering a stunning outlook, feature fireplace, spotlights and coving, it also benefits from tri-folding doors opening directly onto the garden patio, allowing for seamless indoor-outdoor living. The room is fitted with solid flooring and multiple media and power points for convenience.



Upstairs, the first floor landing is lit by ceiling spotlights and provides access to a loft hatch and a useful airing cupboard. Four well-proportioned bedrooms lead off the landing.

The principal bedroom enjoys views to the rear and comes with ceiling spotlights, coving, media points, fitted wardrobe storage, and a modern en-suite shower room complete with WC, pedestal wash basin, and corner shower with glass sliding doors, chrome heated towel rail, tiled walls and flooring, and spotlights.

Bedroom two features a bay-fronted UPVC windows with elevated views, spotlights and coving to ceiling, fitted wardrobes with hanging and shelving space, and power and media points. Bedroom three also enjoys front-facing views, a feature panelled wall, ceiling spotlights, radiator, fitted wardrobes and plenty of power and media points. Bedroom four looks out to the rear garden and includes fitted wardrobes, shelving and hanging space, radiator, and ceiling spotlights.

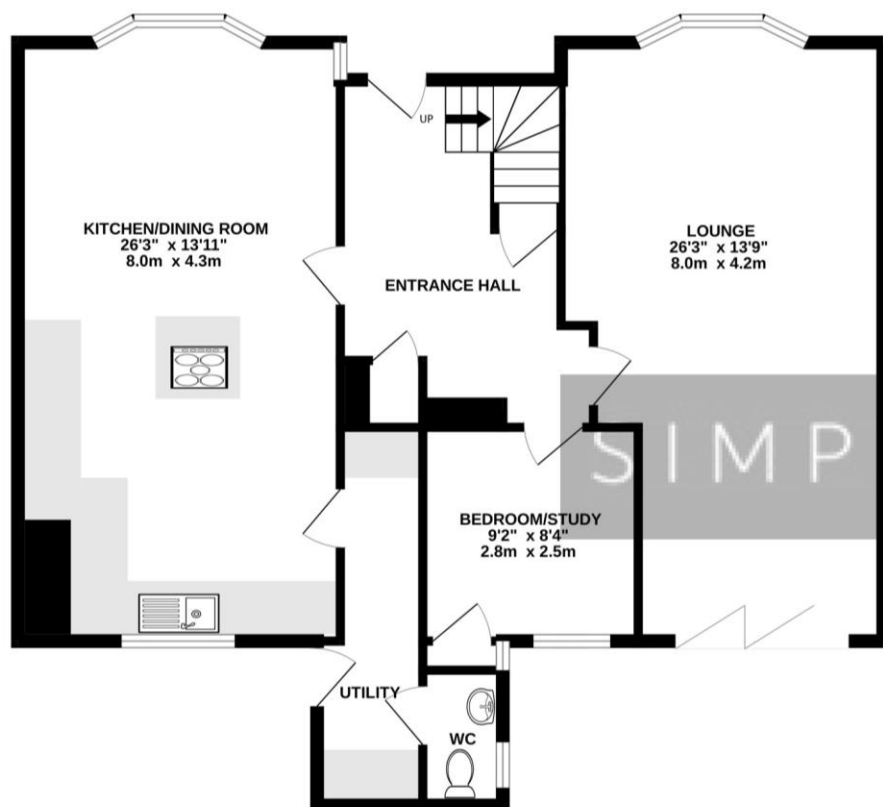
The stunning family bathroom is finished to a high standard, comprising a freestanding panelled bath with mixer tap, low-level WC, wall-hung basin with vanity mirror, and a walk-in shower with glass screen, tiled surround, LVT flooring, extractor fan, UPVC window to the rear, and ceiling spotlights.

Outside, the front of the property is approached via steps leading up to a lawned garden with mature shrubs and bushes. There's driveway parking and access to a garage, as well as outside lighting and power. The rear garden is a true highlight – accessible via the lounge bifold doors and laid out with multiple seating areas including a patio, raised deck, and gravel beds. A nature pond adds charm, while timber storage sheds provide practicality. Steps rise to a further level lawn with trees and shrubs, culminating in a timber outbuilding/summerhouse with bi-fold doors, power and lighting – ideal as an additional home office or studio. With versatile accommodation, beautiful finishes, and a garden retreat that blends functionality with serenity, this property is an ideal family home in a highly desirable residential area.

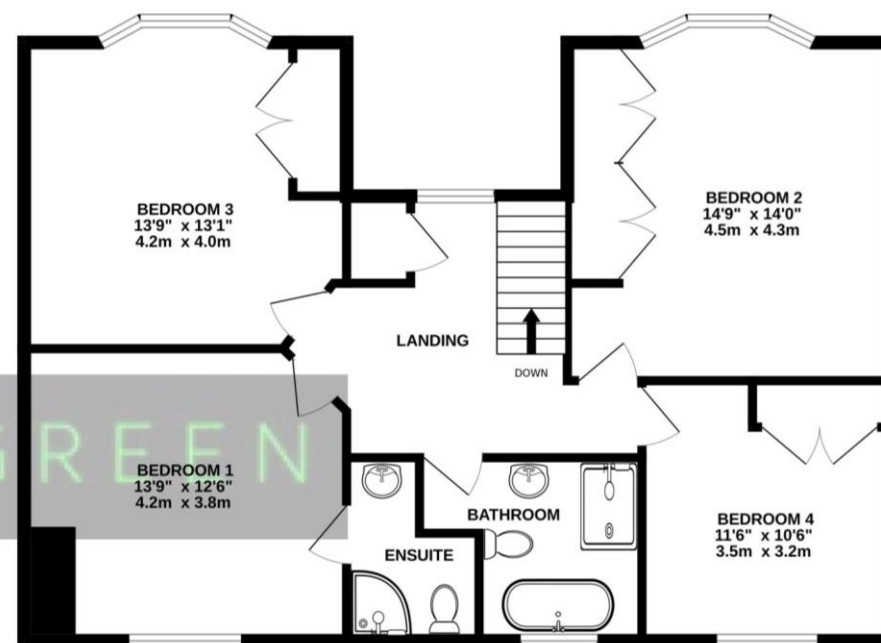


FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

AT SIMPLY **GREEN**
WE WILL GIVE YOU TWO FREE
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,
PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



**WE WILL ALSO ARRANGE A
QUOTE FOR A SURVEY ON
YOUR ONWARD PURCHASE.
GIVING YOU PEACE OF MIND TO
MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**

CHALLENGE ANDREW!

A FREE MORTGAGE/FINANCIAL
REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL
REALLY THE BEST ONE
AVAILABLE?**

THIS FREE SERVICE COULD
SAVE YOU MONEY,
ON WHAT IS MOST LIKELY
YOUR BIGGEST
SPEND!



**AND AS FOR THE FINAL STEP,
WE CAN HELP THERE TOO.**

LET US ARRANGE
A QUOTE FOR
REMOVALS FROM A
LOCAL COMPANY

EPC:

COUNCIL TAX BAND: E

TENURE: FREEHOLD

For more information on this
house or to arrange a viewing
please call the office on:

01626 798440

Alternatively, you can scan
below to view all of the details
of this property online.



88 Queen Street
Newton Abbot
Devon
TQ12 2ET