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SIMPLY GREEN

.....
Margaret Road, Ogwell

Newton Abbot
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THREE BEDROOM SEMI DETACHED HOUSE

- ◆SEMI DETACHED HOUSE
- ◆3 BEDROOMS
- ◆EXTENDED KITCHEN DINING ROOM
- ◆LOUNGE & SNUG
- ◆FANTASTIC FAMILY HOME
- ◆HOME OFFICE/PLAYROOM
- ◆EXPANSIVE REAR GARDENS
- ◆OFF ROAD PARKING AND EV POINT
- ◆SOUGHT AFTER AREA OF OGWELL
- ◆TENURE - FREEHOLD

Discover this charming three-bedroom semi detached house in the sought-after area of Ogdell. The accommodation features a welcoming lounge, a spacious dining room, and an extended kitchen diner, complemented by a convenient ground floor WC.

An additional office or playroom and utility room provide versatile living space. Upstairs, you'll find three well-proportioned bedrooms and a modern family.

Outside, enjoy off-road parking with an EV charging point at the front and expansive tiered rear gardens, perfect for outdoor entertaining and relaxation.



Accommodation

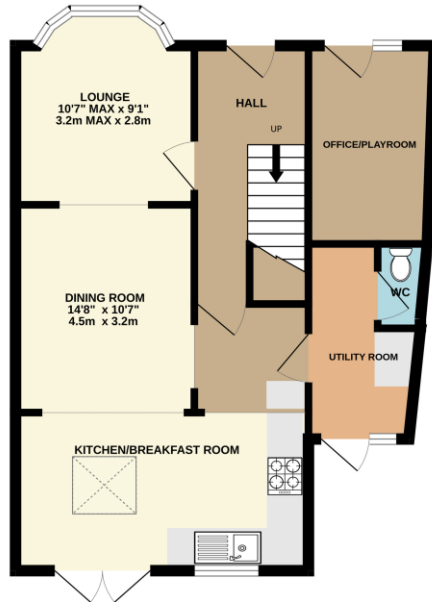
This beautifully presented home welcomes you with a UPVC door opening into a spacious entrance hallway featuring a central heating radiator, smoke alarm, and inset spotlights to the ceiling. Stairs rise to the first floor, with a handy under-stair storage cupboard and doors leading to all ground floor rooms. The lounge offers a warm and inviting atmosphere with UPVC double-glazed windows to the front bay, picture rail, spotlights, a central heating radiator, and a log-burning fireplace. The lounge opens into the dining area, which features a vertical central heating radiator, inset spotlights, and a charming feature fireplace. A further opening leads into the extended kitchen dining room. The dining room is bathed in natural light from a skylight above, with spotlights to the ceiling, and has a central heating radiator. UPVC French doors open directly into the rear garden. The kitchen itself is well-appointed with a range of wall and base units, an integrated dishwasher, a stainless-steel sink and a half with a mixer tap, a single oven, induction hob, glass splashback, and an extractor fan. The wall-mounted boiler is neatly housed here, and a UPVC door leads to the utility room, providing space and plumbing for white goods. The ground floor also features a WC with a low-level WC and a corner wash basin with a mixer tap. A further door leads to an adaptable office/playroom with UPVC double-glazed windows, an electric radiator, power points, and inset spotlights.

First Floor Accommodation

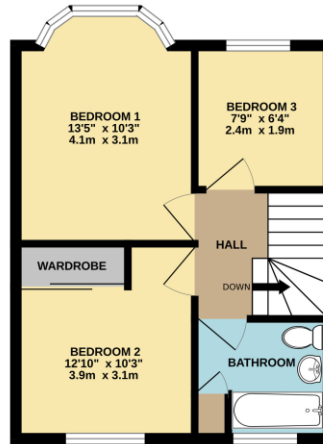
Upstairs, the landing provides access to all first-floor rooms, with a UPVC double-glazed window to the side, access to the loft, and a smoke alarm. The master bedroom is located to the front, featuring UPVC double-glazed windows with a bay and a central heating radiator. There's a range of power points and ample storage. The second bedroom is located to the rear, with spotlights to the ceiling, a central heating radiator, and power points, as well as fitted wardrobe storage with hanging rails and shelving. The third bedroom has a central heating radiator, power points, and spotlights to the ceiling. The family bathroom is fitted with a modern white suite, comprising a low-level WC, a wash basin with a mixer tap, vanity storage, a panelled bath with a mixer tap and electric shower over, tiled splashbacks, and a glass screen. The bathroom also includes a central heating radiator, a storage cupboard with shelving, and lino flooring, as well as an extractor fan. UPVC double-glazed obscured window to the rear completes the space.



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.
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Outside

Externally, to the front of the property, there is off-road parking for two cars and a tiered front garden with mature shrubs, bushes, and a patio pathway leading to the front door. A bin storage area and EV charging point are also provided. The rear garden is accessible from both the kitchen/dining room and utility room, offering a decked terrace with a tiered layout. The garden features a variety of shrubs and bushes, with steps leading down to an area with fruit trees, a storage shed and a greenhouse. Further steps lead to a expansive play area with an opening that provides access to a stream, creating a peaceful, nature-filled environment. This delightful property offers a blend of modern living with ample outdoor space, making it an ideal family home.

EPC:

COUNCIL TAX BAND: C

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.



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