



SIMPLY GREEN

Hockmore Drive

Newton Abbot

## THREE BEDROOM LINK DETACHED

- ◆ MODERN FAMILY HOME
- ◆ SOUGHT AFTER LOCATION
- ◆ GARAGE & OFF ROAD PARKING \*EV POINT
- ◆ GROUND FLOOR WC
- ◆ LOW MAINTAINENCE GARDENS
- ◆ THREE BEDROOMS
- ◆ PRINCIPLE ENSUITE
- ◆ LOUNGE AND BESPOKE MEDIA WALL
- ◆ SPACIOUS CORNER PLOT
- ◆ TENURE - FREEHOLD



This charming three-bedroom link-detached house on Hockmore Drive, Newton Abbot, is set within a spacious corner plot in a sought after development. The property features a master bedroom with an ensuite, two additional bedrooms, and a family bathroom. Enjoy ample living space with a generous lounge, a dining room, and a modern kitchen. Additional highlights include a convenient ground floor WC, a garage, off-road parking, and low-maintenance rear gardens, perfect for outdoor relaxation. A fantastic family home in a desirable location!

## **Accommodation**

Discover this beautifully appointed three-bedroom link-detached house on Hockmore Drive, situated within a spacious corner plot that offers both comfort and modern living.

As you step through the entrance door, you are welcomed into a bright hallway featuring stairs leading to the first floor. The hallway is equipped with central heating, power points, and doors that lead to all ground floor rooms. A convenient storage cupboard houses the water cylinder and provides additional shelving for your storage needs.

The ground floor also includes a well-appointed WC, featuring a low-level WC, wash basin, central heating radiator, and a double-glazed window to the front, ensuring both functionality and natural light.

The heart of the home is the spacious lounge, which boasts UPVC double-glazed windows that fill the room with light. This inviting space features a bespoke media wall complete with a TV mount, power points for media devices, an electric fire, and stylish shelving for additional storage. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

Adjacent to the lounge is the dining room, offering another set of UPVC double-glazed windows that provide a view of the front garden, along with a central heating radiator and power points, making it an ideal space for family gatherings and entertaining.

The modern kitchen is equipped with an extensive range of wall and base units, topped with elegant work surfaces and complemented by a tiled backsplash. The kitchen includes a ceramic hob, eye-level oven, wall-mounted boiler, and an inset sink with a mixer tap. An integrated fridge-freezer, dishwasher and washing machine add convenience, while a further under-stairs storage cupboard provides additional space for white goods. A UPVC double-glazed window overlooks the rear courtyard, and a door offers easy access to the outdoor area.

## **First Floor Accommodation**

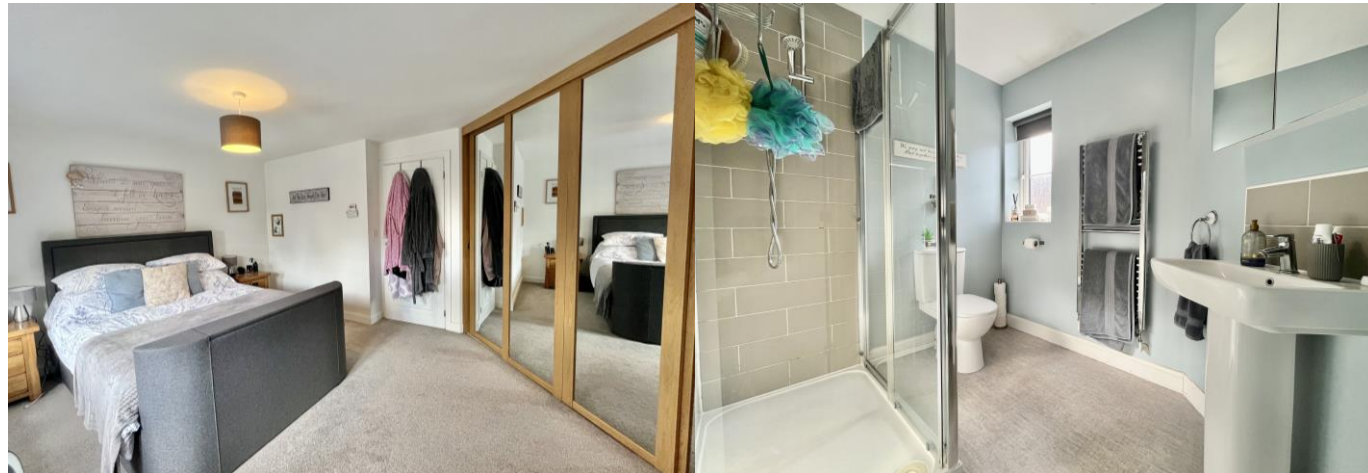
Ascending the stairs, the landing is brightened by a rear-facing UPVC double-glazed window and provides access to all three bedrooms.

Bedroom One features a front-facing UPVC double-glazed window, a central heating radiator, and an array of power and media points. It includes fitted wardrobes with a range of shelving and hanging space. The room leads into an ensuite bathroom, which comprises a low-level WC, a pedestal wash basin with a shaver point, and a walk-in shower with a glass sliding door. A double-glazed obscure glass window provides natural light, and an extractor fan ensures ventilation.

Bedroom Two, also located at the front, features UPVC double-glazed windows, central heating, and access to loft storage. Fitted storage cupboards with hanging and shelving space, along with several power points.

Bedroom Three overlooks the rear garden and is equipped with a central heating radiator and power points, making it a versatile space suitable for guests or as a home office.

The family bathroom on the first floor is elegantly finished with a white three-piece suite, including a panelled bath with shower over and glass screen, a low-level WC, a pedestal wash basin, and a central heating radiator. A UPVC double-glazed window and an extractor fan complete this space.



EPC: B

COUNCIL TAX BAND: D

TENURE: FREEHOLD

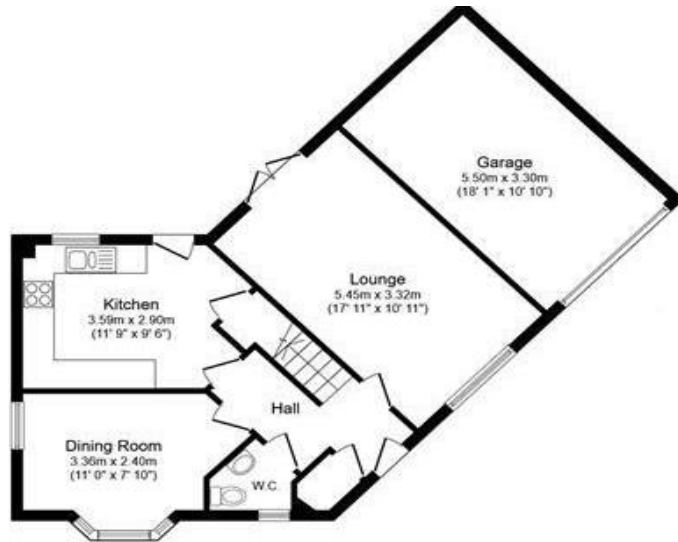
For more information on this house or to arrange a viewing please call the office on:

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



**Ground Floor**  
Floor area 71.3 m<sup>2</sup> (768 sq.ft.)



**First Floor**  
Floor area 51.9 m<sup>2</sup> (559 sq.ft.)

## Outside

The property benefits from a garage with off-road parking, accessed via a front door with power and lighting. The front garden is well-maintained, featuring a range of shrubs and bushes, gravel pathways, and a patio area, providing a welcoming entrance.

The rear courtyard garden is low maintenance, accessible from both the kitchen and lounge. It features a level patio area, ideal for outdoor dining and entertaining, with steps leading up to an Astroturf space. A storage shed offers practical storage solutions, while additional features include outdoor lighting and a tap for convenience.

This exceptional home combines modern amenities with thoughtful design, making it perfect for families or professionals seeking a comfortable lifestyle in a desirable location.

## Agents Notes

There is a maintenance charge of £120 a quarter, to be confirmed.