

SIMPLY GREEN

38 Luxton
Road
Ogwell



End Of Terrace House

Lounge

Kitchen

Dining Room

Snug/Office Room

Small Wet Room

Three Double Bedrooms

Family Bathroom

Parking

Enclosed Garden



A beautifully presented end of terrace house. The property has been tastefully extended and offers flexible accommodation. There is spacious lounge, modern kitchen, dining room, office/snug, small downstairs wet room, second home office, downstairs bedroom, Two first floor bedrooms and a family bathroom. In addition to this are two mezzanine rooms, ideal for storage. Externally the property has parking for up to three cars, and a good size enclosed tiered garden to the rear.

The property is located in the sought after area of Ogwell, situated in a quiet cul-de-sac. Ogwell is situated on the outskirts of Newton Abbot and offers a well regarded primary school, church and public house. The market town of Newton Abbot is less than one mile away and offers a wide range of amenities including shops, supermarkets, primary and secondary schools, further education facilities, a leisure centre with a swimming pool, various sports clubs, parks, a mainline railway station to London Paddington, a bus station and A380 dual carriageway to Exeter and Torbay.

Accommodation:

A glazed PVCu front door opens into the welcoming entrance porch, featuring durable vinyl flooring and ample space for coats and shoe storage. A wooden glazed internal door leads you into the spacious lounge. The lounge is an inviting room, highlighted by a charming feature fireplace with an ornate surround and an electric fire, perfect for cosy evenings. Alcove storage to the right of the chimney, provides practicality without compromising on style. A large window to the front bathes the room in natural light, enhancing the warm atmosphere. The lounge seamlessly flows into the snug/home office area, offering versatile space that can adapt to your lifestyle needs.

Stepping into the snug/home office, you find a multifunctional area ideal for work, relaxation, or play. This leads to the modern kitchen, fitted in 2014, which boasts a stylish Symphony kitchen using the Rockford Ivory design. The kitchen features an abundance of wall and floor units complemented by composite stone worktops. Included are essential appliances such as a built-in dishwasher, integral microwave, and a one-and-a-half bowl stainless steel sink positioned below the window, providing lovely views of the rear garden. Additional spaces are available for a free-standing cooker and hob, an upright fridge freezer, as well as plumbing for a washing machine and tumble dryer.

Continuing into the dining room, this space comfortably accommodates a good-sized table and chairs, making it perfect for family meals or gatherings. French doors open directly onto the rear garden, making it an ideal setting for summer entertaining. An internal door leads into the extended section of the house, featuring a small wet room equipped with a low-level W.C, a wall-mounted hand basin, and a vinyl wet room floor, complete with a shower. Adjacent to this wet room is a versatile room, offering potential as a home office, a larger bathroom, or a dressing room.

From here, you enter the downstairs bedroom, a carpeted double room with a window to the front, allowing natural light to fill the space. A pull-down ladder provides access to a Mezzanine area, perfect for additional storage solutions.

First Floor Accommodation:

Carpeted stairs rise gracefully to the first-floor landing, providing access to the loft, bedrooms, and family bathroom.

The principal bedroom is a generously sized carpeted double, offering space for your desired bedroom furniture. A window to the front offers picturesque views over the village, creating a tranquil retreat.

Bedroom two is also a spacious carpeted double, featuring ample room for furniture and a window overlooking the serene rear garden.

The family bathroom is designed with practicality in mind, showcasing part-tiled walls and vinyl flooring. The white suite comprises a bath with a shower over, a low-level W.C, a pedestal hand basin, a heated towel rail, and an obscure window for privacy.

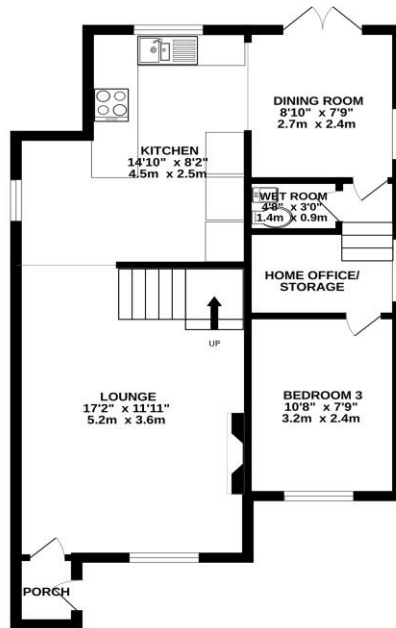
Outside:

To the front of the property, off-road parking for two cars is available. The low-maintenance brick-walled garden features stone chippings, and steps lead up to the front door. Access to the car park is located at the side of the property, where a third parking space is conveniently situated next to the rear garden. A wooden gate leads to the enclosed tiered garden.

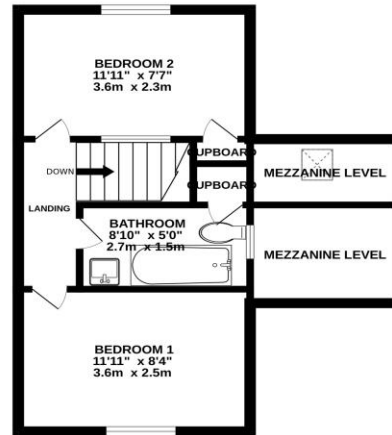
The rear gardens are tiered and accessed through the French doors, a large paved patio area awaits, perfect for summer entertaining. To the side, there is an ideal space for a barbecue or for bin storage. Steps lead up to a second, very private patio area, and further steps ascend to a spacious lawn, complete with a practical storage shed. Enjoy lovely views across Ogwell from this tranquil setting, making it a perfect spot to unwind and relish some well-deserved 'you' time.



GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.

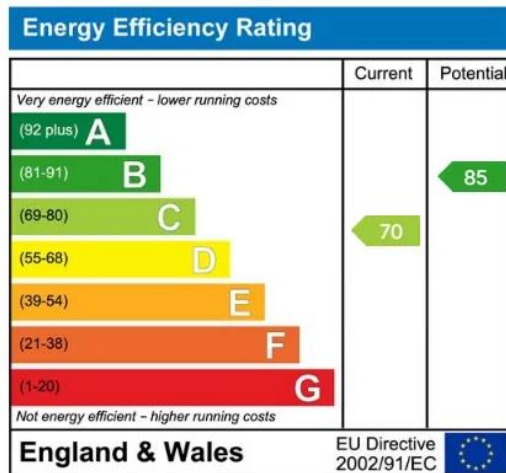


1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 936 sq.ft. (86.9 sq.m.) approx.

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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EPC: C

COUNCIL TAX BAND: B

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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