



Denbury

4x  3x 

ENERGY RATING
C77

- Video Walk-through Available
- Superb Detached House
- 4 Bedrooms (2 en-suite)
- Lounge & Conservatory
- Kitchen/Diner & Separate Utility
- Modern Bath/Shower Rooms
- Driveway & Garage
- Enclosed Garden
- Exclusive Village Development
- Early Viewings Advised

Guide Price:
£700,000
FREEHOLD

Southfields, South Street, Denbury, Newton Abbot, TQ12 6DH



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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A Charming Modern Four-Bedroom Detached House with Stunning Features in Denbury

This beautiful, contemporary detached home offers spacious living with four double bedrooms, including two en-suites, and is situated in an exclusive cul-de-sac in the highly sought-after village of Denbury. The property boasts a large kitchen/diner, a sunroom, a separate lounge, a garage, parking, and a wraparound garden—perfect for family living and entertaining.

The Accommodation: As you step through the composite front door, you're welcomed into a stylish entrance hallway with engineered wooden flooring and a tasteful neutral decor, all finished to a high standard. From here, you'll find access to the lounge, which enjoys a superb rural outlook and features a charming, gas fire (built to look like a log burning stove) that serves as the focal point of the space, creating a cosy and inviting atmosphere.

The generous kitchen/diner is the heart of the home, offering modern tiled flooring, plenty of worktop space, and a built-in breakfast bar. The kitchen is equipped with a Neff electric hob, double wall-mounted electric ovens, a built-in fridge, and a full-sized built-in dishwasher. Adjacent to the kitchen is a large utility room, providing additional storage space and room for white goods. The utility room also has a door to the rear garden.

The dining area of the kitchen has double doors leading out to the rear garden, while two internal doors open into the sunroom. This lovely space, set on a slightly lower level than the rest of the ground floor, features a vaulted ceiling with exposed beams and beautiful views over the neighbouring fields. Completing the ground floor is a convenient WC with flooring matching that of the hallway.

The first-floor landing is central to all rooms. The master bedroom, located at the front of the house, benefits from two built-in wardrobes and a vaulted ceiling, adding a sense of space and light. The spacious en-suite bathroom has a modern white four-piece suite of bath, WC, basin and separate shower cabinet.

There are two further double bedrooms, both with built-in wardrobes. One of these bedrooms also features its

own en-suite shower room. The family bathroom, also fully tiled, includes a shower above the bath, WC and basin.

The property is fully double-glazed and benefits from gas central heating throughout.

Outside:

The property enjoys a wraparound garden, offering plenty of space for outdoor activities and relaxation. At the rear, you'll find a large patio area, ideal for alfresco dining and entertaining, with space for a couple of sheds. A tree in the corner of the garden has a Tree Preservation Order in place, ensuring its protection.

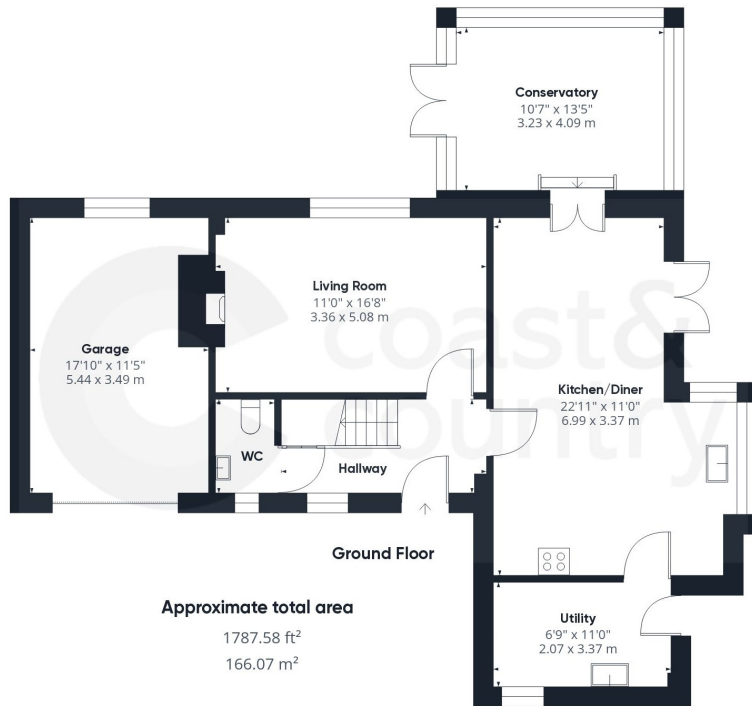
To the side of the sunroom is another patio area, perfect for enjoying the outdoors. The front of the property features a separate vegetable garden with space for a small greenhouse, ideal for gardening enthusiasts. The property also has access from both sides, providing convenience and ease.

Parking: To the front, there is off-road parking for several vehicles, along with an integral single garage that includes an electric garage door.

Directions: From the Penn Inn roundabout in Newton Abbot, follow the signs to Totnes and Ogwell. At the Ogwell Cross roundabout, turn right to Ogwell and Denbury and follow this road up and over Canada Hill passing East Ogwell and follow the road as it bears left towards Denbury. Continue along this road until reaching the village of Denbury. Proceed past the stone wall on the right, passing the Union Inn on the left where the property can be found on the left.



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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band F

Tenure: Freehold

Mains electricity. Mains gas. Mains water. Mains drainage.

The property is approached over a shared private driveway, maintenance for which is split on an as and when basis between Southfields and the other two properties.

The property is on the boundary of a conservation area. No caravans/motorhomes may be kept on the property and no commercial business may be conducted from the property.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.