



Croft Road, East Ogwell, Newton Abbot, Devon

£540,000 freehold



SAMPLE MILLS & Co.



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A substantial built Detached 4 bedroom family property that offers spacious accommodation that could be used as a home and annexe. The property, which is situated on the edge of East Ogwell, occupies a level location and provides easy access for Newton Abbot town centre, local Schools, A38 expressway and main rail line London/Paddington.

Internally the accommodation comprises of unique layout with a grand galleried entrance hallway with double height ceilings and Velux windows. The lounge features dual aspect windows with feature fire place, solid fuel log burner and doors that lead off to the dining room with access to the garden and a connecting door through to the kitchen which has been refitted within recent years and has a built in Aga type cooker. The ground floor also comprises of a number of useful storage cupboards, study, utility room, garden and bedroom 2, which could be used as an annexe or is ideal for a growing teenager, and comprises en suite, bedroom 3 and a family bathroom.

A staircase leads from the main reception hallway leading off to bedroom 4, with access to a large attic storage room which has been boarded. The master bedroom is spacious L shaped with built in wardrobes and en suite.

Outside the property benefits from a secluded position with ample off road parking, a double garage and access around to the rear garden which is mature and benefits from 2 patio areas, lawned gardens and a range of mature colourful plants, shrubs and productive vegetable patch.

Viewing is highly recommended for those seeking a unique detached family property with versatile and spacious accommodation.



Galleried Reception Hallway

A spacious entrance hallway with exposed beams and galleried landing, built in useful storage cupboards.

Lounge

Dual aspect windows, feature brick fire place with access in to the dining area.

Dining Room

Dual aspect windows, access on to the gardens and through to the kitchen.

Kitchen

Refitted within recent years, light, airy and spacious kitchen. Fitted base units, ample work tops, built in appliances.

Cloakroom

Utility Room

With a range of fitted built in units, oil fired boiler.

Garden Room

Large obscure double glazed window with front aspect.

Study

UPVC double glazed window looking over the vegetable plot.

Bedroom 2

Large dual aspect double bedroom, uPVC sliding door, en suite bathroom, overlooking the rear garden.

Bedroom 3

Good sized bedroom with uPVC double glazed windows.

Family Bathroom - 3 Piece suite.

First Floor Galleried Landing

With uPVC double glazed windows looking over the rear,

Master Bedroom

Large L shaped master room with en suite, obscured window and walk in wardrobe.

En Suite Bathroom - 4 Piece bathroom suite.

Bedroom 4

Velux window, access to large boarded attic storage space.

Outside

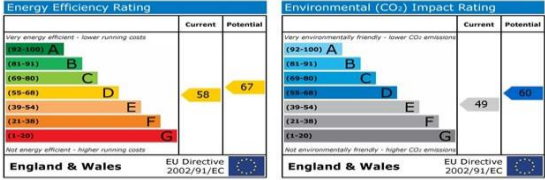
Integral Double Garage

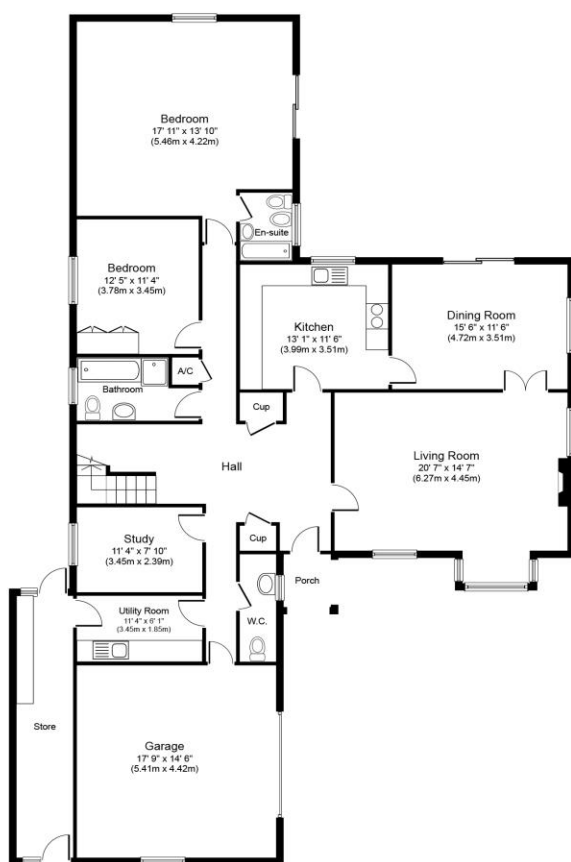
To the front of the property there is ample off road parking that leads to a double garage with built in wooden work bench, shelving, overhead storage under eaves, power and light, and has access around to the rear.

The rear garden enjoys a level location and has mature trees, plants and vegetable plots throughout with sunken patio areas.

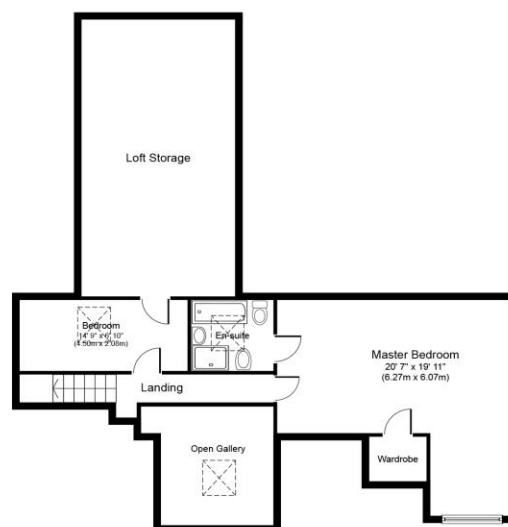
Vegetable Garden

This is also accessed from the garden room with raised flower beds.





Ground Floor
Approximate Floor Area
2242 sq. ft.
(208.3 sq. m.)



First Floor
Approximate Floor Area
1019 sq. ft.
(94.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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