



Larkspur Drive, Highweek, Newton Abbot, Devon

£430,000 freehold



SAMPLE MILLS & Co.



**Larkspur Drive, Highweek,
Newton Abbot, Devon**

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A substantial double bay fronted Detached family property in show home condition that has been built to a high specification with many upgrades such as granite worktops and porcelain flooring, and is situated in the popular area of Highweek.

The property, an award winning design, benefits from solar panels which significantly reduce energy bills and provide an income of approximately £600 per year, making this property extremely energy efficient with an EPC rating of top B.

The property is ideally situated for those seeking a property close to Schools, the town centre, A38, M5 motorway and the main rail line



The accommodation has been thoughtfully designed to cater for families of all sizes. Walking through the property, one thing that you will notice is the feeling of space throughout, with well-planned living accommodation. The entrance hall is of a generous size with a cloakroom off and double doors leading into the lounge which runs the full length of the property. There is a stunning spacious open plan kitchen/breakfast room/family area. There is also a separate dining room and utility room. The rear garden can be accessed from the lounge, kitchen and utility.

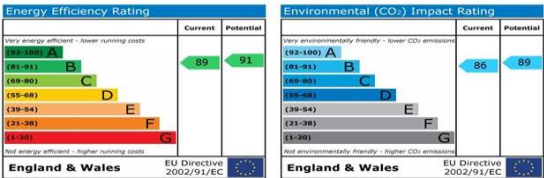
A staircase from the entrance hall leads up to a good sized galleried landing with access off to the bedrooms and family bathroom. The master bedroom is dual aspect with two built-in double wardrobes and a large en-suite. The 3 further bedrooms all benefit from built-in wardrobes, with bedroom 2 also having an en-suite. The family bathroom also includes a separate shower cubicle.

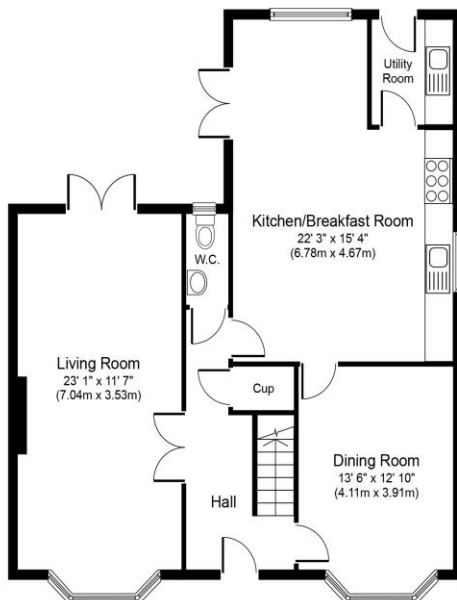
Outside is a double garage with good off road parking to the front and side access to the rear garden. The rear garden has been carefully landscaped to enjoy the sun throughout the day with composite maintenance free decking and paved patio areas ideally laid out for Summer dining. There are a kitchen garden, fruit trees, and a good range of mature flowering plants, trees and shrubs that enrich the garden with colour throughout the seasons.

For an internal inspection please contact the office for further details.

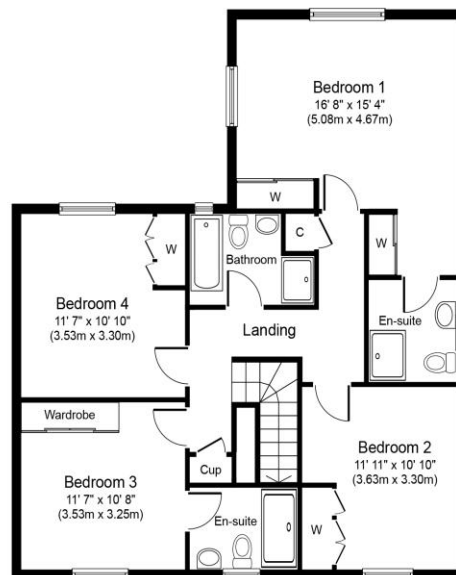
Directions

From our Newton Abbot office, head west on Market Street towards Highweek Street. Market Street turns slightly right and becomes Highweek Street. Continue onto Exeter Road/A382. At the roundabout take the 1st exit onto Ashburton Road/A383. Continue for some distance turning right onto Mile End Road. Turn left onto Larkspur Drive.

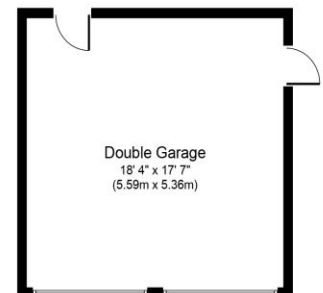




Ground Floor
Approximate Floor Area
926 sq. ft.
(86.0 sq. m.)



First Floor
Approximate Floor Area
904 sq. ft.
(84.0 sq. m.)



Double Garage
Approximate Floor Area
312 sq. ft.
(29.0 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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