



Ogwell

- Superb Detached House
- 4 Bedrooms (Master En-suite)
- 6.4m Lounge & Separate Dining Room
- High Gloss Kitchen
- Good Size Rear Garden
- Immaculate Throughout
- Garage, Driveway & Cellar
- Sought-After Location

Asking Price:
£359,950
 Freehold
 EPC: D64

34 Abbotsridge Drive, Ogwell, TQ12 6YS

A superb modern detached family home which has been the subject of much refurbishment over recent times to now provide an up to the minute and spacious interior. With a driveway and garage providing parking at the front, the property has an attractive and privately enclosed lawned garden at the rear, off which is a useful under-house store room.

The property is located in the sought-after Ogwell area which is also home to the highly-regarded Canada Hill Primary School. The nearby village of East Ogwell offers a Church and a popular local Inn. Newton Abbot's vibrant town centre with its extensive array of amenities is around a mile away.

The Accommodation

The accommodation is immaculately presented, decorated with neutral tones and with quality floor coverings throughout. The front door opens into a particularly spacious reception hallway with turning staircase up to a first floor galleried landing with picture window to the front, flooding both with plenty of natural light. Off the hallway is a recessed storage cupboard and a guest cloaks/WC. A 6.4m lounge is double-aspect to the front and rear whilst a separate dining room has a patio door with Juliet balcony overlooking the rear garden. The kitchen has recently been updated with a selection of sleek high-gloss handle-less cabinets with integrated oven, hob and hood. There is also a separate plumbed utility room with matching units and door to the rear garden.

The first floor offers 4 well-proportioned bedrooms; the master with double fitted wardrobes and en-suite shower room. Both the family bathroom and master en-suite have also recently been updated with coordinating white suites and wall tiles, both having power showers.

Ground Floor

Entrance Hallway	12' 0" (3.66m) x 14' 11" (4.55m)
Lounge	11' 0" (3.35m) x 21' 1" (6.43m)
Dining Room	12' 0" (3.66m) x 9' 10" (3m)
Kitchen	7' 11" (2.41m) x 14' 1" (4.29m)
Utility Room	7' 11" (2.41m) x 4' 11" (1.5m)
Cloaks/WC	

First Floor

Landing	
Bedroom 1	15' 11" (4.85m) x 10' 4" (3.15m)
En-suite Shower Room	
Bedroom 2	9' 9" (2.97m) x 11' 2" (3.4m)
Bedroom 3	15' 11" (4.85m) x 8' 8" (2.64m)
Bedroom 4	9' 9" (2.97m) x 7' 10" (2.39m)
Bathroom	

Outside

Garden

There is a good sized, privately enclosed garden to the rear; mainly laid to lawn with inset planting.

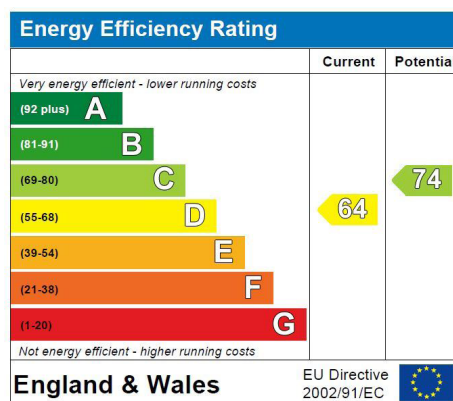
Cellar

Accessed from the rear garden and providing excellent storage space.

Parking

There is a single garage (9' 8" (2.95m) x 15' 9" (4.8m)) with power and driveway parking.

ENERGY PERFORMANCE RATING



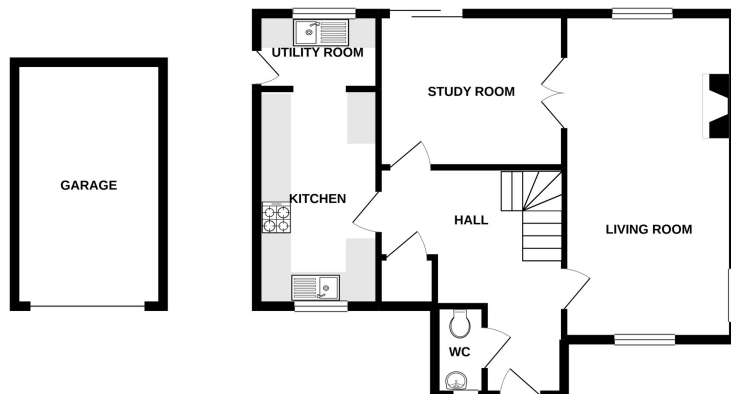
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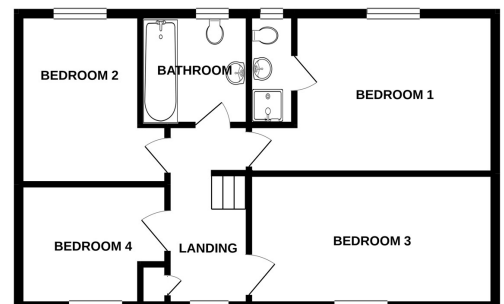
FLOOR PLANS

For Illustrative Purposes Only

GROUND FLOOR
739 sq. ft. (68.6 sq. m.) approx.



1ST FLOOR
534 sq. ft. (49.6 sq. m.) approx.



TOTAL FLOOR AREA : 1273 sq. ft. (118.3 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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Agents Notes

Tenure

Freehold

Services

Gas Central Heating. Mains Electricity. Mains Water. Mains drainage.

Local Authority

Teignbridge District Council

Council Tax

Currently Band E

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From the Ogwell roundabout, turn right towards the village (Ogwell Road) then take the second right (Margaret road). Take the second left into Abbotsridge Drive and the property can be found on the right hand side.