

**SAMPLE
MILLS**



**Fern Russet
15 Hawthorn Close
Aller Park
Newton Abbot
Devon
TQ12 4TG**

£450,000
FREEHOLD





**Fern Russet, 15 Hawthorn Close, Aller Park,
Newton Abbot, Devon TQ12 4TG**

£450,000 freehold

An executive style stylish 4 bedroom detached property in the popular residential area of Aller Park, providing easy access for all local amenities to include the main rail line station to London Paddington, A380, shops, schools and all local facilities. The accommodation offers spacious family accommodation that is well suited for those with a large or growing family.

The accommodation internally comprises entrance vestibule with an attractive reception hallway with Oak staircase and doors leading off to the lounge, separate study, dining area, kitchen, utility and prep area. The property also benefits from a downstairs cloakroom. Upstairs, the property benefits from 4 bedrooms. The master bedroom having en-suite and a separate family bathroom.

The property enjoys an open aspect and sunny gardens throughout the day and benefits from a double garage, off road parking and landscaped gardens.

Viewing of this property is highly recommended for those seeking a spacious 4 bedroom property with 3 receptions.



Storm Porch

uPVC double glazed door with display windows to:

Entrance Reception Hallway

Double panelled radiator. Engineered Oak flooring. Coving to ceiling. Storage cupboard with shelving. Fitted alarm system.

Downstairs Cloakroom

Low level w/c. Wash-hand basin. Single panelled radiator. uPVC double glazed window. Chrome fitted ladder radiator.

Lounge – 6.45m x 3.56m (21'2" x 11'8")

Reconstituted marble fireplace with hearth and mantle over with recess and living flame fire. Triple aspect uPVC double glazed 'A' rated 12mm windows. Double panelled Two radiators. Bi-folding uPVC double glazed patio door, 12mm, providing access onto the rear garden. Coving to ceiling. Understairs storage area with shelving.

Study – 3.71m x 2.79m (12'2" x 9'2")

Engineered Oak flooring. Dado rail. uPVC double glazed 12mm 'A' rated windows. Double panelled radiator. Coving to ceiling.

Kitchen/Breakfast Room – 3.66m x 2.69m (12'0" x 8'10")

Porcelain tiles. Range of fitted base units. Worktop surface areas. Stainless steel drainer. Gas cooker hob. Range of wall mounted display units. Extractor fan. Coving to ceiling. Double panelled radiator. Built-in double oven. Space for electrical appliance. uPVC double glazed window 'A' rated looking over the rear. Arch through to:

Utility Area – 2.59m x 1.75m (8'6" x 5'9")

Range of further fitted storage cupboards. Rolled edge worktop surface areas. Range of wall mounted display cabinets. Cupboard housing the Potterton wall mounted boiler serving the hot water and central heating system with timer control unit. Squared arch through to:

Dining Room – 4.27m x 2.46m (14'0" x 8'1")

Dual aspect uPVC double glazed 'A' rated windows to the front and side. Dado rail. Coving to ceiling. Attractive circular stainless steel light. Bamboo flooring. Door through to:

Rear Porch

Dado rail. Shelving. uPVC double glazed 'A' rated windows. Door providing access to the rear. Porcelain floor tiles. Coving to ceiling.

Staircase to Landing

From hallway to landing, dog leg Oak fitted staircase with double glazed display oriel window looking over the front. Coving to ceiling. Glass fitted attractive panels to the balustrades. Access to loft area. Airing cupboard with tank and shelving. Doors off to:

Master Bedroom – 4.17m x 3.56m (13'8" x 11'8")

Dual aspect 'A' rated uPVC double glazed windows looking over the front and side. Single panelled radiator. Built-in triple aspect wardrobes with mirror fronted doors, storage cupboards and drawers. Preparation area with dresser drawers. TV point. Door through to:

En-Suite

Shower cubicle, chrome fitted shower with shelving over and porcelain tiled walls. Low level w/c. Vanity wash-hand basin with drawers and storage cupboards. Obscure 'A' rated double glazed window looking over the front. Chrome fitted ladder radiator. Shaver light and socket. Karndean wood effect flooring. Concealed lighting.

Bedroom 2 – 3.61m x 3.12m (11'10" x 10'3")

Single panelled radiator. Coving to ceiling. uPVC double glazed 12mm window. Bedroom furniture.

Bedroom 3 – 2.64m x 2.62m (8'8" x 8'7")

Single panelled radiator. Coving to ceiling. uPVC double glazed 12mm window. Bedroom furniture.

Bedroom 4 – 2.62m x 2.51m (8'7" x 8'3")

Single panelled radiator. Coving to ceiling. uPVC double glazed 12mm window. Fitted wardrobe and overhead storage.

Bathroom

Comprising 3 piece suite. Panelled 'P' shaped bath with central taps, shower screen and power shower. Low level w/c. Wash-hand basin. Medicine cabinet. Karndean wood effect flooring. Tiled walls. Shaver point. Chrome fitted towel rail.

Double garage – 5.36m x 5.21m (17'7" x 17'1")

Pitch roof. Mainly boarded with storage space above. Power and light. Side door. Electric door. Single glazed wooden framed window.

Outside

Path leading to the front with wrought iron gate. Path leading to the front door. Outside electric and gas meters. Fence to the front. Raised wall with borders, shrubs and plants. Feature fishpond. Lawn garden to the side with seating area, gravelled area, sleepers, plants, borders and shrubs. Mature hedgerow making it enclosed. A wooden gate provides access to the rear.

The rear garden comprises a patio area running the full length of the property with a decking area, raised wall and steps lead down onto a lower patio, which has a gravelled area with walled area and steps lead down to a lawned area, where there is an aluminum greenhouse, good range of mature trees, plants and shrubbery and storage sheds. Access to the double garage can be gained. The property has an outside water tap, wooden gate to the front of the property where there is off road parking. Electric power point.

The property has an attractive garden that is mature with a good range of borders, plants and shrubs and is easy to maintain. It has a double garage plus off road parking to the front.

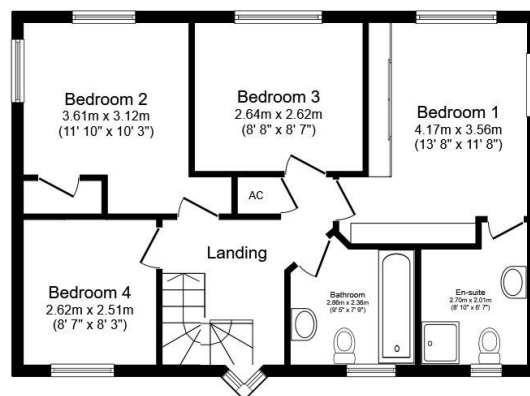
Agent's Note

Council Tax Band: 'E' £3318.06 for 2026/27

EPC Rating: 'C'

Long Term Flood Risk: Very Low





Total floor area: 171.6 sq.m. (1,847 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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