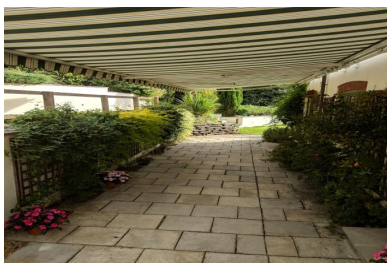




Larksmead Close, Ogwell, Newton Abbot, Devon

£399,950 freehold



SAMPLE MILLS & Co.



**Larksmead Close, Ogwell,
Newton Abbot, Devon**

£399,950 freehold

A substantial, immaculately presented 4 double bedroom detached family house with integral ground floor accommodation which offers scope to be converted into a self-contained annexe, if desired.

The property is of an individual style and design, fully double glazed and for those looking for a spacious family property with versatile accommodation, viewing is highly recommended.

The property is situated in a secluded cul-de-sac in the popular residential area of Ogwell, and is within easy access of all local amenities, as well as the A38 expressway and mainline rail links to London Paddington.

Upon entering the property, there is a spacious entrance hall with a cloakroom off and doors opening into the principal rooms which include a lounge, a separate dining room, a large kitchen/breakfast room and a utility room. A staircase off the kitchen leads down to the ground floor annexe area.

The second floor accommodation comprises a master bedroom benefiting from a walk-in dressing room and en-suite, 3 further double bedrooms and a family bathroom.



FIRST FLOOR

Covered storm porch with door to:

Entrance Hall
A welcoming entrance hallway with staircase leading to the second floor landing. Radiator. Smoke detector. Doors off to:

Cloakroom
Recently fully refitted with a white low level WC and vanity wash-hand basin. Part tiled walls and floor. Obscure window to side.

Lounge
A spacious, light, dual aspect room. Feature leaded box bay window to the front with recess sill. Feature fireplace with wooden surround, marble inset and hearth, and living flame gas fire. Patio doors to garden. Radiator. USB sockets. French doors to:

Dining Room
Space to easily accommodate a large dining table with 8 chairs. Window to the rear overlooking patio and garden. Radiator. Door to:

Kitchen/Breakfast Room
A light, dual aspect room, incorporating a range of Shaker style fitted base and wall units with contrasting granite effect rolled edge worktops. Amtico slate effect floor tiles. Integrated stainless steel self-cleaning electric fan oven with 4 ring gas hob and extractor fan. Integrated fridge and dishwasher. Tiled splash backs. Concealed low energy ceiling and under cabinet lighting. USB sockets. Radiator. Patio doors to the garden. Leadlight windows to the front. Ample space for fridge freezer, dining table and chairs.

Utility
Matching Shaker style units, worktops and flooring. Stainless steel sink and drainer. Plumbing for automatic washing machine. Wall mounted condensing combi boiler giving on demand hot water and central heating. Leadlight window to front..

Glass paned door from kitchen leading to staircase to the ground floor
Velux window. Obscure window to rear. Radiator.



GROUND FLOOR

Room 1
Currently used as a study. Leadlight windows to the front. Radiator. Telephone line. Low energy spotlights.

Room 2
Currently used as a gym. Obscure leadlight window and external door to front. Low energy spotlights. Radiator. Door to:.

Storage Room
Shelving, power and light.



SECOND FLOOR

Staircase off the entrance hall to the second floor landing
Feature leadlight diamond shaped window overlooking the front on the staircase. Landing with leadlight window to front. Access to loft area with aluminum drop-down ladder, part boarded with power and lighting. Airing cupboard. Doors to:

Master Bedroom
Leadlight windows to the front. USB sockets. Radiator. Door to walk-in dressing room with double fitted wardrobes with sliding mirror fronted doors and obscure window to rear.

En-suite
Modern white low level WC and wash-hand basin. Shower cubicle. Tiled walls. Extractor fan. Fitted spotlights. Shaver point. Obscure leadlight window to rear.

Bedroom 2
Double bedroom with double built-in mirror fronted wardrobes with sliding doors. Window to rear and radiator.

Bedroom 3
Double bedroom. Leadlight window to front. Radiator.

Bedroom 4
Double bedroom. Window to rear. Radiator.

Bathroom
Comprising a modern three piece suite. Panelled bath with shower over and shower screen, low level WC and wash-hand basin. Fully tiled walls. Fixed mirror. Shaver point and radiator.

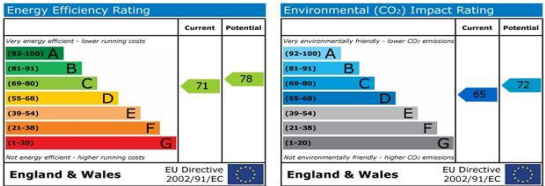


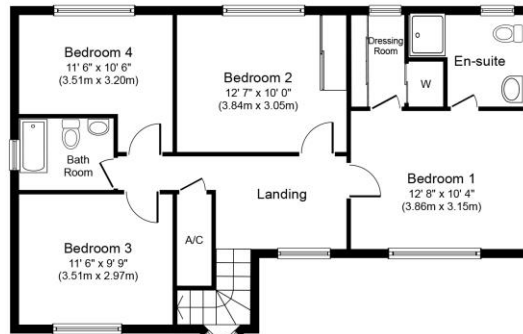
OUTSIDE

To the front of the property there is a block paved driveway providing ample parking for three cars. Outside tap. Door to ground floor accommodation. Steps rising to front door. Sloping path gives access to the rear garden via a wooden gate. Mature gardens with a good range of flowering plants and shrubs.

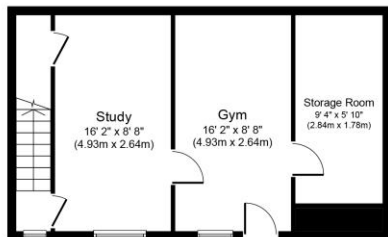
To the rear of the property, the fully enclosed garden is tiered on three levels and incorporates a sunny patio, extending the full length of the house with magnificent full length, electrically operated canopy, providing the perfect place for al fresco dining and entertaining. Outside tap and recessed area for bin storage. To the side of the house is a level lawn with garden shed and composting bins. Steps lead up to further terraces. The front and rear gardens are mature and well stocked with a range of trees and shrubs providing all-year round colour, but have been carefully landscaped for ease of maintenance.

The property is well maintained and benefits from a twin security system, cable TV, mains connected gas, electricity, water and drainage.

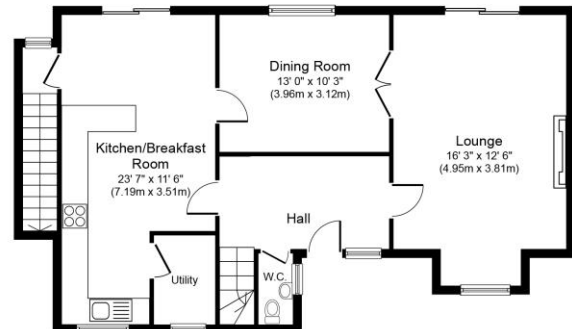




Second Floor
Approximate Floor Area
764 sq. ft.
(71.0 sq. m.)



Ground Floor
Approximate Floor Area
441 sq. ft.
(41.0 sq. m.)



First Floor
Approximate Floor Area
818 sq. ft.
(76.0 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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