

Fern Road, Aller Park, Newton Abbot, Devon

£365,000 Freehold







SAMPLE MILLS & Co.



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A spacious and superbly presented 3 bedroom Detached Bungalow occupying a larger than average size plot in the popular residential area of Aller Park. The property enjoys excellent views towards Kingskerswell, Wolborough Hill, Haytor and the surrounding area.

The accommodation internally comprises a recently added entrance porch leading into the entrance hall, a galleried style dining area with steps leading down to the spacious lounge and a recently fitted high specification kitchen with Quartz worktops and integrated appliances.

There is also a study, a utility room and 3 bedrooms, all of which have generous proportions with built-in wardrobes, master with en-suite, and a separate family bathroom.

The garden is of a generous size and incorporates paved patio areas from where you can enjoy excellent views over the surrounding area and beyond. There are also good sized lawns, an abundance of attractive plants, trees and shrubbery which has been thoughtfully landscaped.

An internal viewing is highly recommended for those seeking a high specification Detached Bungalow in this prestigious residential area.





uPVC double glazed sliding patio doors onto:

Front Porch
Double glazed windows. Uplighters. uPVC double glazed door and display window onto:

Entrance Hallway
Matwell. Engineered Oak flooring. Thermostat control and digital timer control for central heating. Double panelled radiator. Oak framed doors onto galleried dining area. Coving to ceiling. Concealed lighting. Storage cupboard with shelving and hanging rail. Access to loft area. Double doors opening onto airing cupboard with tank and shelving.

Galleried Dining Area – 10'9" x 9'8" (3.28m x 2.95m)
Coving to textured ceiling. Wooden balustrade. Steps down onto:

Lounge – 21'3" x 10'9" (6.48m x 3.28m)
Feature limestone fireplace with raised hearth, mantle over and inset living flame gas fire. Radiator x 2. Dual aspect uPVC double glazed windows with views over the rear garden, patio area and some views. Sliding double glazed patio doors. TV point. Coving to textured ceiling.

Kitchen (off the dining area) – 12'5" x 10'5" (3.78m xc 3.18m)
Recently refitted with a range of quality fitted high gloss base units, soft close drawers and Quartz worktops. Built-in 1 ½ bowl sink drainer with chrome mixer tap over. Quartz finished window sills with Quartz upstands. Good range of storage cupboards with corner units, built-in wine rack. Induction hob with stainless steel Neff extractor fan over. Further range of storage cupboards with built-in stainless steel double oven with storage cupboards over and pull-out larder. Engineered Oak flooring. Matwell. uPVC double glazed window and door providing access onto the rear, again excellent views over the surrounding area of Aller, Kingskerswell, Wolborough Hill and over to Haytor surrounding areas.

Study (off the dining area) – 8'7" x 5'3" (2.62m x 1.60m)
Built-in storage cupboard with sliding door which houses the combi boiler serving hot water and central heating. Engineered Oak flooring. Radiator. Door trhough to:

Utility – 11'10" x 8'5" (3.61m x 2.57m)
Range of fitted base units and worktop surface areas. Stainless steel sink drainer. Wall mounted cupboards. Part tiled walls. Fitted spot lamps. Built-in storage cupboard with mirror fronted doors. Access to loft.

Master Bedroom – 11'5" x 10'1" (3.48m x 3.7m)
uPVC double glazed window looking over the front. Double panelled radiator. Coving to textured ceiling. Built-in double wardrobe with opening doors and hanging rails. Door through to:

En-suite
3 piece suite comprising shower cubicle. Low level WC. Wash-hand basin. Obscure glazed window. Shaver point. Coving to textured ceiling. Extractor fan. Spotlights. Wall mounted chrome fitted towel rail.

Bedroom 2 – 12'0" x 9'10" (3.66m x 3.0m)
uPVC double glazed window looking over the front with excellent panoramic views towards Kingskerswell, Wolborough Hill, Haytor and over the surrounding area. Single panelled radiator. Coving to textured ceiling. Built-in wardrobe with hanging rail and shelving over.

Bedroom 3 – 8'9" x 7'9" (2.67m x 2.36m)
Coving to textured ceiling. Built-in wardrobe with hanging rail and shelving and storage over. Single panelled radiator.

Bathroom
Comprising 3 piece suite. 'L' shaped bath with shower screen. Fitted power shower with central chrome fitted taps over. Low level WC. Wash-hand basin. Medicine cabinet. Obscure glazed window. Coving to textured ceiling. Concealed lighting. Extractor fan. Wood effect flooring.

OUTSIDE

To the front of the property there is a raised brick wall with a driveway providing parking for several vehicles. There is also a wooden outside storage container, gravelled area and lawned garden. Path leads around to the side of the property. There is an excellent range of attractive plants, trees and shrubbery. Gravelled area to the side and path providing access with wrought iron gate around to the rear garden.

The rear garden can be accessed from the kitchen and off the lounge. There is a lovely patio area from where you can enjoy fine views over the surrounding area, towards Kingskerswell, Wolborough Hill and Haytor. There is a further gravelled area with paved patio, outside storage units, gravelled area with wooden garden shed.

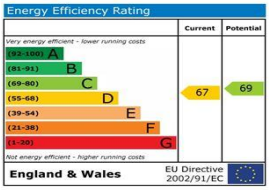
The rear garden has been carefully landscaped and has a good range of flowering plants and shrubs giving delightful colour throughout the seasons. Steps lead down onto a generous size lawned area with fence surrounding and a range of conifer trees. There are also storage cupboards and a decking area to the rear, which again enjoys the sun through the majority of the day in the summer months.

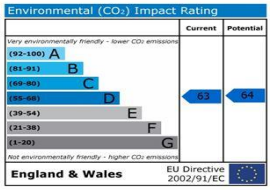






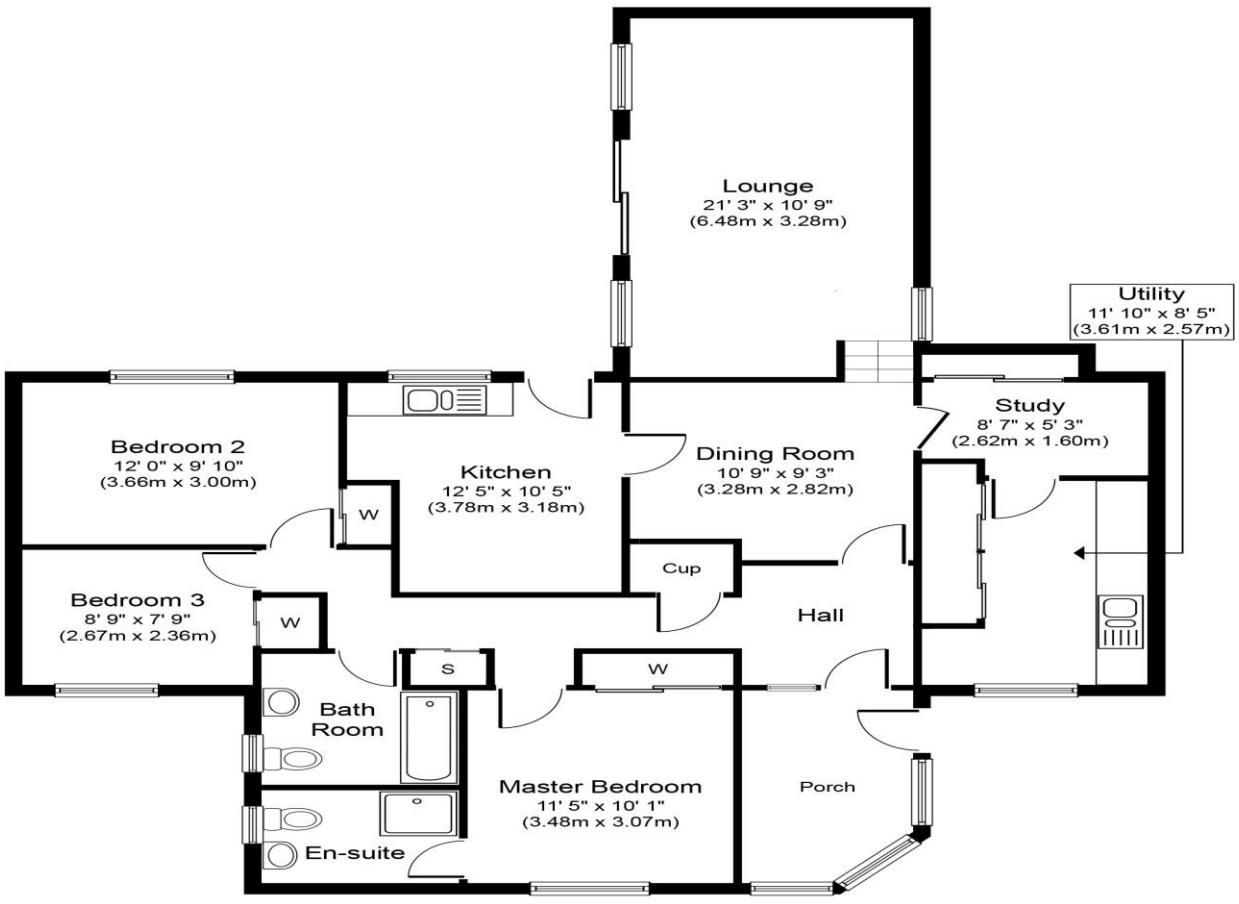












Approximate Floor Area
1,292 sq. ft.
(120.0 sq. m.)

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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SAMPLE MILLS & Co.

www.samplemills.co.uk

3 Bank Street
Newton Abbot
TQ12 2JL
Tel: 01626 367018
sales@samplemills.co.uk

rightmove.co.uk The UK's number one property website
Zoopla.co.uk
PrimeLocation.com

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