



Newton Abbot

- Modern Detached Family Home
- 4 Bedrooms (master en suite shower)
- Double Aspect Lounge
- Contemporary 'Eat In' Kitchen
- Bathroom & Ground Floor Cloakroom
- Enclosed Rear Garden
- Double Width Driveway & Integral Garage
- Viewing Highly Recommended

Guide Price:
£310,000
 Freehold

48 Clover Way, Highweek, Newton Abbot, TQ12 1GE

An 'up to the minute' detached family home built with many upgrades. The property occupies a corner plot with double width driveway leading to an integral garage to the front and an enclosed garden to the rear enjoying a good level of privacy. The property is convenient for primary and secondary schools. Access to the A38 Devon Expressway is within 4 miles whilst Newton Abbot's vibrant town centre with its mainline railway station is around 1 mile away.

Accommodation

The main reception hallway has a sweeping staircase to the first floor and door to the integral garage. The double aspect lounge has a contemporary stone fireplace surround. The impressive eat-in kitchen has an extensive range of cabinets, a high gloss tiled floor and sliding double glazed doors open to the rear patio. Off the kitchen is a utility room which opens to a cloakroom, both with matching floors to the kitchen. On the first floor the landing has an airing cupboard. There are four bedrooms, bedroom 1 and bedroom 2 have recess fitted wardrobes and the master has an en suite with oversized shower cubicle.

Ground Floor

Reception Hallway

Lounge	16' 3" (4.95m) x 11' 0" (3.35m)
Kitchen / Diner	12' 3" (3.73m) x 10' 4" (3.14m)
Utility	6' 7" (2m) x 6' 0" (1.83m)
Cloaks W.C	
Integral Garage	

First Floor

Landing	
Bedroom 1	11' 1" (3.38m) x 9' 9" (2.97m)
En Suite Shower Room	
Bedroom 2	10' 5" (3.18m) x 7' 10" (2.38m)
Bedroom 3	9' 10" (3m) x 8' 8" (2.63m)
Bedroom 4	11' 0" (3.36m) x 7' 0" (2.14m)
Bathroom	

Outside

Area of open plan lawn to the front with a gate to a side pathway. The rear garden is presented on two levels and is fully enclosed, partly by a brick wall. A raised patio adjoins the rear elevation and leads down to an area of lawn.

Parking

Double width driveway and integral garage.

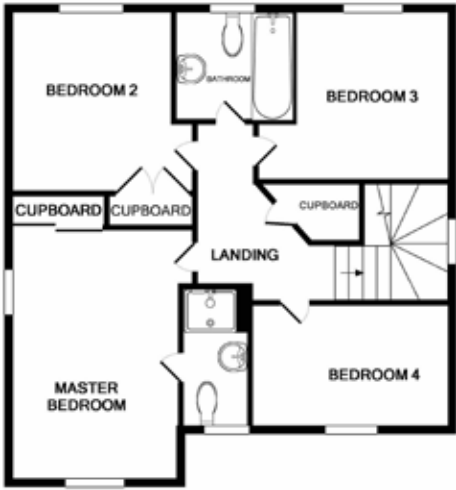
Council Tax Band: Band D

Directions

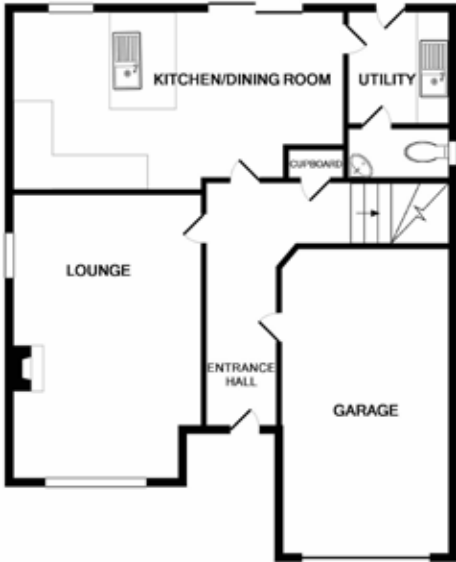
From the Penn Inn roundabout at Newton Abbot follow signs for Totnes. At the Asda supermarket traffic lights turn right following signs for Ashburton. Turn left at the second set of traffic lights and then at the roundabout take the first exit left onto Ashburton Road A383. Take the 10th turning on the right into Primrose Drive leading into Meadow Rise and Clover Way.

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.

Floor Plans - For Illustrative Purposes Only



1ST FLOOR
APPROX. FLOOR
AREA 609 SQ.FT.
(56.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 681 SQ.FT.
(63.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1290 SQ.FT. (119.8 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. 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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