



Newton Abbot

- Modern Detached Family Home
- 4 Bedrooms (master en suite)
- Double Aspect Lounge
- Fitted Kitchen / Diner
- Double Glazing & Gas Central Heating
- Enclosed Rear Garden
- Double Garage & Off Road Parking
- Viewing Highly Recommended

Asking Price:
£342,000
 Freehold
 EPC: B82

11 Thistle Close, Highweek, Newton Abbot, TQ12 1ST

A well presented, modern executive style detached family home located within a small cul de sac on a sought after development within the highly desirable Highweek area of Newton Abbot. The property offers spacious accommodation and has been fitted to a high standard comprising four double bedrooms, the master with an en-suite shower room, a dual aspect lounge, a comprehensively fitted kitchen/dining room and a family bathroom. Outside there is a double garage with off road parking in front and a landscaped garden to the rear. Viewings come highly recommended to appreciate the various attributes this family home has to offer.

Situated on the edge of Highweek on the fringe of the market town of Newton Abbot, Thistle Close is located with easy access to the A38 Devon Expressway and local primary and secondary schools. A short drive away is Newton Abbot town centre with vibrant high street, a wide range of shopping, business and leisure facilities and a mainline railway station.

The Accommodation

An open canopy porch and entrance door leads to a hallway with cloakroom/wc, stairs to the first floor and cupboard under. The lounge is spacious, light and airy being dual aspect with double glazed window to front and French doors to the garden. There is a lovely kitchen/dining room, again dual aspect, which is fitted with a comprehensive range of white gloss units, roll top work surfaces and tiled splashbacks. Integrated appliances include double oven, gas hob and dishwasher. Off of the kitchen there is a utility room with access to the garden. On the first floor there are four double bedrooms, the master boasting an en-suite shower room and there is also a family bathroom/wc.

Ground Floor

Entrance Hallway	
Cloakroom / W.C	
Lounge	21' 3" (6.48m) x 11' 6" (3.51m)
Kitchen / Diner	21' 3" (6.48m) x 8' 6" (2.59m)
Utility	6' 7" (2.01m) x 4' 11" (1.5m)

First Floor

Bedroom 1	11' 10" (3.61m) x 11' 6" (3.51m)
En Suite Shower Room	
Bedroom 2	12' 1" (3.68m) x 8' 7" (2.62m)
Bedroom 3	9' 0" (2.74m) x 8' 3" (2.51m)
Bedroom 4	8' 9" (2.67m) x 8' 7" (2.62m)
Bathroom	

Gardens

The front garden is easy to maintain with slate chippings and established shrubs extending to the side. A driveway provides off road parking on the driveway which leads to the double garage.

The rear garden has been attractively designed, again for ease of maintenance, with paved seating/dining area, timber decked seat and slate chipping borders. There is an area of AstroTurf for all round use and a gate to side.

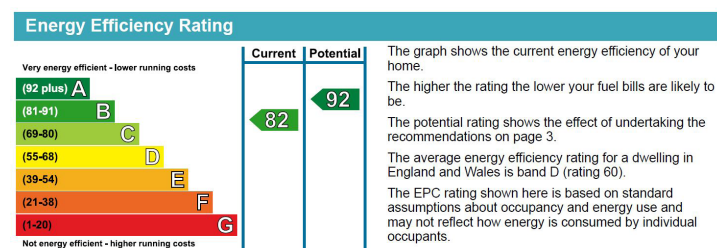
There is a timber summerhouse with power connected that the current owner uses as an office. 15' 6" (4.72m) x 8' 6" (2.59m)

Parking

Double garage with double width off road parking in front.

Garage – Utility Area	11' 1" (3.38m) x 7' 6" (2.29m)
Garage – Storage Area	8' 9" (2.67m) x 6' 9" (2.06m)
Garage – Gym	17' 3" (5.26m) x 9' 8" (2.95m)

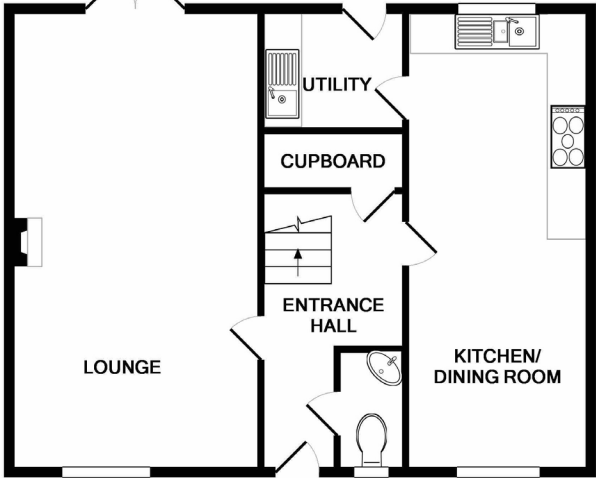
ENERGY PERFORMANCE RATING



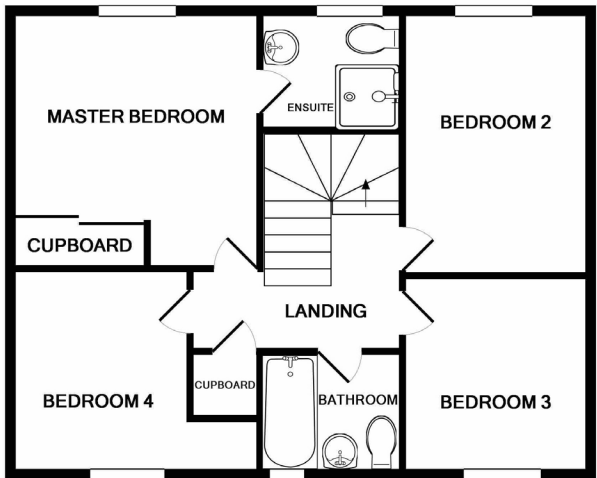
Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property 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



FLOOR PLANS - For Illustrative Purposes Only



GROUND FLOOR
APPROX. FLOOR
AREA 570 SQ.FT.
(53.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 569 SQ.FT.
(52.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1139 SQ.FT. (105.8 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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Agents Notes

Tenure

Freehold

Services

Gas Fired 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 Newton Abbot take the A383 Ashburton Road. Turn right after Mile End Garage into Meadow Rise. Follow the road as it bears off to the right into Thistle Close.