



## Newton Abbot

4x  2x 

ENERGY RATING B83

- Video Walk-through Available
- Smart Detached House
- 4 Bedrooms (1 en-suite)
- Lounge & Study
- Kitchen/Diner with Snug & Utility
- Double Garage & Driveway
- Neatly-Tended Rear Garden
- Popular Development
- Convenient for A38
- Early Viewings Advised

**Guide Price:**  
**£535,000**  
FREEHOLD



# 4 Sorrel Place, Newton Abbot, TQ12 1SU



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER



## 4 Sorrel Place, Newton Abbot, TQ12 1SU

A truly superb 4 bedroom detached modern property set in the highly popular fairways development in Newton Abbot. Presented to an excellent standard throughout with a private rear garden, detached double garage and large kitchen/diner, this property merits an early viewing to appreciate all that it has to offer. The property is in a tucked-away location surrounded by similar sized detached properties, in terms of location we are only a ten-minute drive from the centre of the thriving market town of Newton Abbot.

### The Accommodation:

Entering into a light and airy spacious entrance hallway, a central staircase in front of you and tiled flooring running through to the rear of the property, this central space sets the bar for this impressive property. Overlooking the front garden are the lounge, with fresh grey carpets and neutral décor, and a good-sized study with potential to provide a 5th bedroom. There is a ground floor WC with tiled flooring, and across the whole rear of the property is a super impressive kitchen/diner with its own snug lounge to one side. The kitchen boasts a central island, built in dishwasher, fridge/freezer, excellent amount of storage and worktop space. Off the kitchen is a very useful utility room with door to outside, sink, and space for a washing machine and tumble dryer.

Upstairs there are four good sized double bedrooms, the second bedroom having built in wardrobes. A well-presented family bathroom is in the centre of the house with shower above bath, WC and basin. The master bedroom is an excellent size with built-in wardrobes and a beautifully appointed en-suite shower room.

### Outside:

The front garden is mostly laid to lawn with a central path leading to the front door, to the left of the front of the property is the detached double garage which has two separate doors. There is power in the garage and the pitched roof provides potential for further storage. The rear garden is very secluded, with a large patio area off the kitchen, perfect for alfresco dining. The garden stretches to behind the double garage and has an area currently used for flower beds but could be the perfect location for a veg plot and there is a central lawn. Bordering the garden is a Devon bank which provides a great amount of privacy.

### Parking:

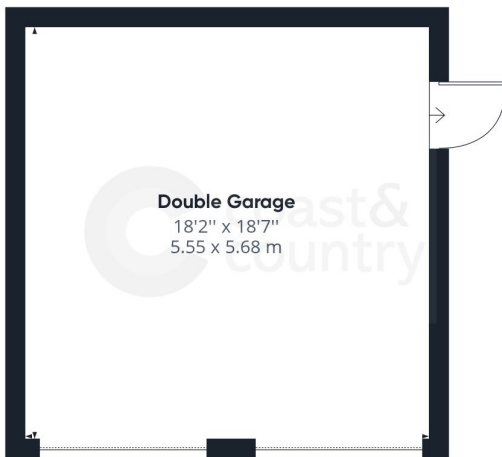
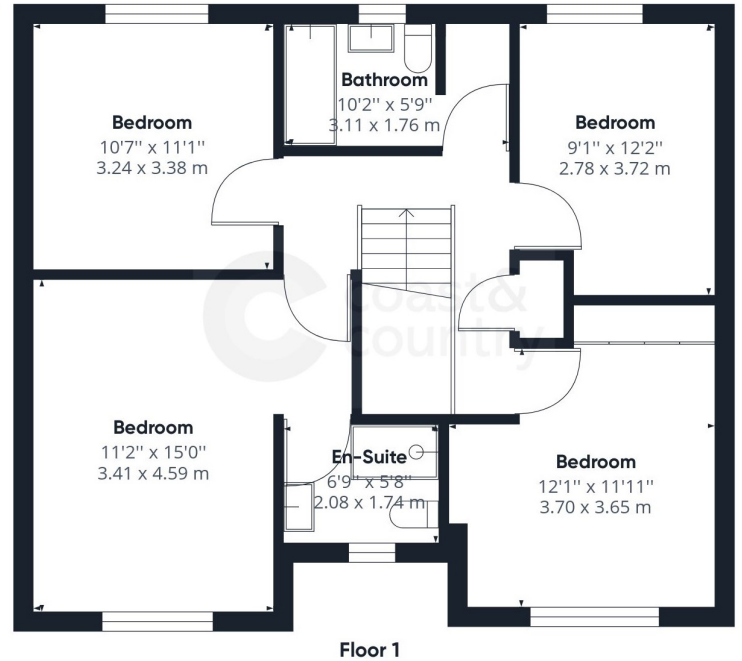
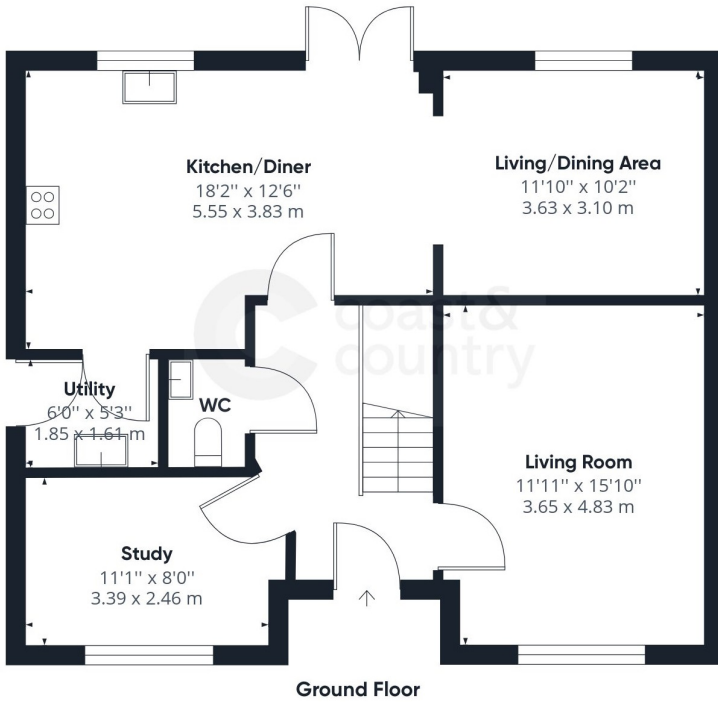
Detached double garage with two up and over doors and a courtesy pedestrian door to the garden, with driveway in front.

### 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 then take the second left into Sorrel Place.



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## Approximate total area

1841.94 ft<sup>2</sup>

171.12 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

### Agents Notes:

Council Tax: Currently Band E

Mains water. Mains drainage. Mains gas. Mains electricity.

Tenure: Freehold

The maintenance of communal areas and the shared access to the driveway may incur future costs.

Floor Plans - For Illustrative Purposes Only

### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.