



**WOODS**  
DISTINCTIVE HOMES



# Coppins Netherton Newton Abbot TQ12 4RW

A superb detached family home with stunning gardens set in a private position in Netherton

- Cloakroom
- Living room
- Dining room
- Kitchen/breakfast room
  - Utility room
  - Conservatory
  - Study
- Four double bedrooms (one en suite)
- Double garage and extensive driveway parking
- Stunning gardens with lovely countryside views



The accommodation comprises the entrance hallway with two useful storage cupboards. Multi-panelled glazed double doors open to the living room which is bright and spacious with two double glazed windows overlooking the front garden. A feature of this delightful room is the "Stovax" multifuel woodburner fireplace with sandstone surround. From the living room you have access to the study which has double glazed windows to both the front and rear. Double doors from the living room open onto the conservatory which enjoys views over the rear garden. The well presented dining room has a window to the rear and can be accessed from the living room and kitchen. The kitchen/breakfast room is fitted with a range of matching wall and base level units and a stainless steel mixer tap sink and drainer. Built in appliances include a double oven with separate four ring gas hob, fridge/freezer and dishwasher. There are two double glazed windows to the side and rear and access to the useful utility room which comprises fitted units, stainless steel mixer tap sink and drainer and space and plumbing for a washing machine. A door provides access to the garden. From the entrance hallway, you will also find access to the downstairs WC and internal access to the double garage. A ladder leads to a loft room/store which is positioned above the garage and could provide an ideal recreational space for any modern family with two velux windows to the rear, inset LED spotlights with useful storage space in the eaves.

A split level staircase rises to the first floor where you will find four good size double bedrooms, the master benefiting from large built in wardrobes and double glazed windows to both front and rear. A door leads to the superb en suite bathroom, which comprises a low level flush WC, pedestal wash hand basin contained within a vanity unit, panelled bath and separate shower with feature "Grohe" power shower provided from the mains. There are triple aspect obscure windows to the front, rear and side and a tiled floor and part tiled walls.

Externally, the property boasts superb well presented gardens. Gated access to the front leads to a sweeping driveway providing off road parking for a number of cars and passing a level lawn and patio with a pathway leading to the private front entrance.

To the rear you will find a truly delightful garden that does credit to the current owners. A large patio leads out from the conservatory providing an ideal space for outside dining and entertaining. A stone chip and paved pathway runs through the garden, passing well manicured lawns with attractive flowerbeds and a summerhouse. At the rear of the garden you will find a bridge positioned over a picturesque stream and another good sized lawn, again very private and surrounded by mature hedgerow and flowerbeds. There is also a wooden storage shed at the far end of the garden.

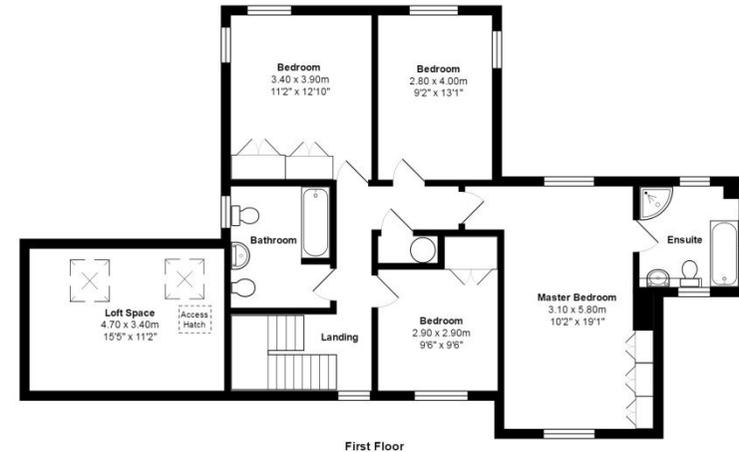
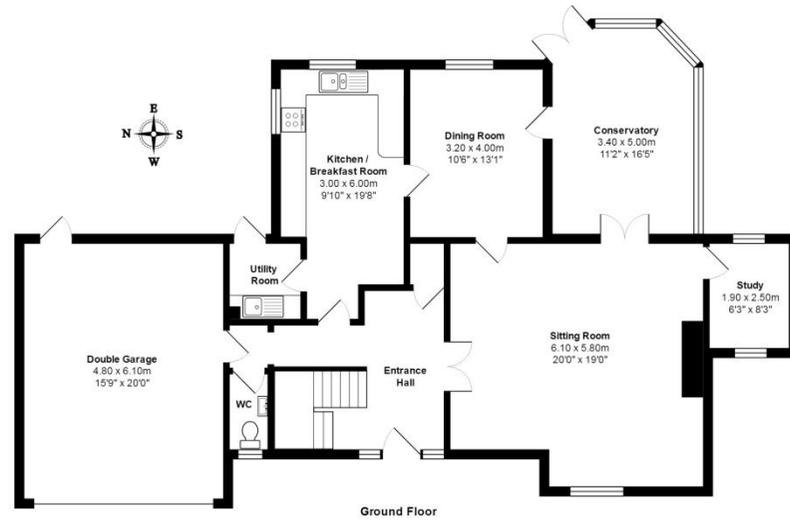
This wonderful detached home has many delightful features and brings the benefit of modern home living into its countryside setting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	42	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			



Coppins, Netherton  
Total Area: 239.3 m<sup>2</sup> ... 2576 ft<sup>2</sup>

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