



- ✓ Entrance hallway
- ✓ Kitchen/family room
- ✓ Utility room and separate WC
- ✓ Sitting room
- ✓ Three bedrooms (one en suite)
- ✓ Bathroom
- ✓ Driveway parking
- ✓ Front and rear gardens
- ✓ Detached workshop/outbuilding

*Our View “Very spacious and well presented accommodation with lovely level garden”*



This superb extended three bedroom bungalow is presented to a high standard throughout with spacious living accommodation, three double bedrooms (master en suite) and immaculately presented gardens.

The accommodation comprises the entrance hallway with loft hatch, engineered oak flooring and incorporated study area. A door leads into the delightful kitchen/living area which is undoubtedly the hub of the property, offering a fantastic living space. The kitchen features range of matching wall and base level units with "Rangemaster" sink, mixer tap and drainer and built in double oven and four ring gas hob with extractor and light above. There is a useful storage cupboard that houses the combination boiler, space for a fridge/freezer and slimline dishwasher. The living area features continued engineered oak flooring from the hallway and benefits from two obscure double glazed windows to the side and a double glazed window to the rear enjoying views over the garden. There are inset spotlights and a door leading to the useful utility room which comprises fitted units, stainless steel mixer tap sink and drainer and space for a washing machine, tumble dryer and fridge/freezer. There is a double glazed window and door to the rear and access to a separate WC. The sitting room which has a feature fireplace is also positioned at the rear of the property enjoying double doors onto decking at the rear with views over the garden. There are three good sized double bedrooms, the master benefiting from a built in airing cupboard and superb modern fitted shower room. The main bathroom is again fitted to a high standard with a low level flush WC, pedestal wash hand basin and bath with separate shower provided from the mains. There are inset spotlights and an obscure double glazed window to the side.

Externally, the property boasts immaculately presented gardens. To the front you will find a tarmac driveway with an area laid to stone chippings providing ample off road parking. A decked area with steps leads to the front entrance and to the side you will find gated access to the rear, where you will find a generous and well presented garden. The rear garden is laid to lawn, patio and decking creating an ideal space for outside dining and entertaining. A large detached workshop/outbuilding is situated at the bottom of the garden offering a range of uses.

Newton Abbot has a wide range of amenities and facilities, including hospital, primary and secondary schools, leisure centre, various shops, superstores, race course, and rail station on the London Paddington - Plymouth mainline. There is good dual carriageway access to Plymouth, Exeter and the motorway network beyond.

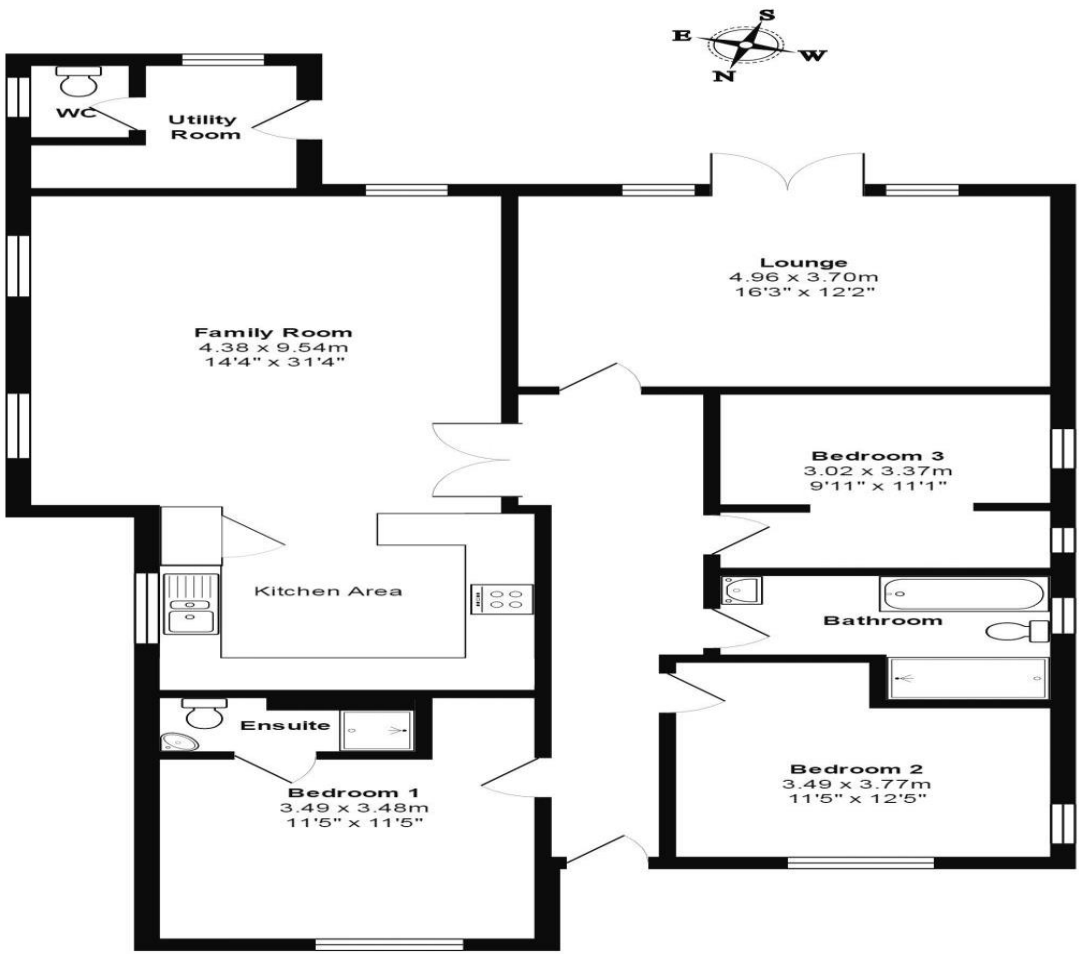




Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs					
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales		EU Directive 2002/91/EC



**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



14 Laburnum Road Newton Abbot  
Total Area: 125.5 m<sup>2</sup> ... 1351 ft<sup>2</sup>



14 Laburnum Road, Newton Abbot, Devon, TQ12 4LH  
Ref: DSN3959  
£350,000 Freehold  
01626 336633  
woodshomes.co.uk