



- 🏠 Impressive Detached House on a Very Large Plot
- 🏠 Large kitchen/ Dining/ Sitting Room with Bi-Fold Doors
- 🏠 Utility Room
- 🏠 Living Room with Wood Burner
- 🏠 Dining Room and Study
- 🏠 UPVC Double Glazing and Gas Central Heating
- 🏠 Groundfloor Cloakroom
- 🏠 4 Bedrooms - Master with En-Suite and Dressing Room
- 🏠 Family Bathroom
- 🏠 Double garage / Ample Driveway Parking / Large Front and South Facing Rear Gardens

A substantial and impressive four double bedroom executive detached family home with extensive gardens extending to half an acre, double garage, and ample driveway parking, situated in this sought after road. This stunning home was built for the current vendors in 1995, to whom the property is a credit. There is a master bedroom with en suite shower room and spacious walk in wardrobe. There is a large double garage and ample driveway parking with extensive gardens to both the front and rear of the property. Internal viewing is highly recommended to appreciate the vast amount of space there is available making it an ideal family home or holiday retreat.

Littlebrook is a beautifully presented and well thought-out family home, offering spacious and versatile accommodation throughout. This stunning home was built for the current vendors in 1995, to whom the property is a credit; residing within large gardens, to both the front and rear thus affording the house seclusion, whilst being within easy reach of local conveniences. The Town of Kingsteignton is very popular, offering access to the coastal resorts of Teignmouth and Shaldon, and also having easy access to the nearby market town of Newton Abbot just a mile or two away.

The accommodation has been painstakingly designed to enable the accommodation to flow and encompass the needs of the modern family, with all the principal rooms having a southerly aspect overlooking the rear garden. The spacious entrance hallway is a delight, offering doors to the principal rooms and showcasing the gracious staircase. The kitchen really is the heart of this home, providing a wonderful space to cook, entertain and relax. There is a good range of matching wall and base level units comprising cupboards and drawers, built in electric oven with gas hob and extractor over, sink unit, space for a tall fridge freezer and space and plumbing for a dishwasher. There is space for a breakfast table and further seating opposite the bi-fold doors which open into the garden, together with windows to both sides. A door from the entrance hall leads to the utility room, which is a useful space with wall and base level units, the central heating boiler and space and plumbing for appliances.

The living room enjoys views over the garden and features a brick fireplace with wood burning stove. An open archway leads into the dining room, which again enjoys lovely views over the garden and is an attractive space to entertain. A door from the living room leads to the study, with windows to the front aspect and provides a lovely area for working or could be used a playroom. The ground floor also offers a good size cloakroom with a white suite and space for hanging coats. Whilst to the first floor there is a spacious landing, with an airing cupboard, which offers access to the modern family bathroom with white suite comprising, low level WC, wash hand basin and a shower bath. There are four double bedrooms; two of which have built in wardrobes, and the master suite enjoys lovely views over the rear garden, an en-suite shower room and a walk-in wardrobe.

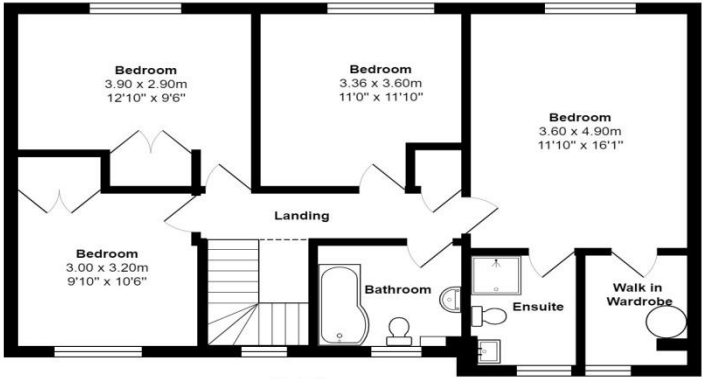
Externally the property is approached from Broadway Road, through a wooden gate, over a long gravelled driveway leading to the large double garage with up and over doors. The front garden is extensive, level and mainly laid to lawn, interspersed with mature trees, plants and shrubs providing further seclusion. The gardens truly are a wonderful feature of this idyllic family home. To the rear, the gardens are exceptional, being level and well planted by the current vendors, offering a selection of mature and well established, plants, trees and shrubs. Providing areas to sit out, eat, entertain and relax whilst enjoying the wonderful south facing gardens. A small stream, after which the house is named, runs along the eastern boundary. There are also areas for sheds and summerhouses. The Agents recommend an early internal inspection to full appreciate this exceptional family home.



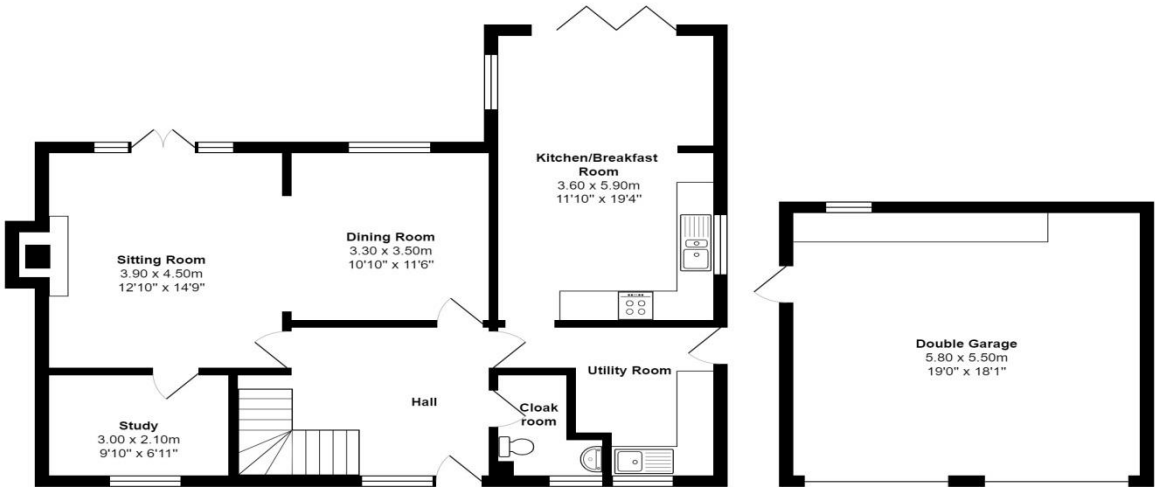


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	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.



First Floor



Ground Floor

Littlebrook, Broadway Road, Kingsteignton  
Total Area: 163.9 m<sup>2</sup> ... 1764 ft<sup>2</sup> (excluding double garage)  
All measurements are approximate and for display purposes only

