



Knowles Hill, Newton Abbot

4x  3x 

ENERGY RATING
E47

- Video Walk-through Available
- Contemporary Detached House
- 4 Bedrooms (1 En Suite & Dressing Room)
- Triple Aspect Lounge
- Modern Kitchen with Island & Laundry Room
- Dining Room with Vaulted Ceiling
- Bathroom, Shower Room & WC
- Balcony, Lawned Garden & Patio
- Ample Parking & Double Garage
- Stunning Open Views

Guide Price:
£750,000
FREEHOLD

3 Petroc Drive, Newton Abbot, TQ12 2LT



1000s of homes sold in Teignbridge

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

3 Petroc Drive, Newton Abbot, TQ12 2LT

A fabulous contemporary detached house situated in an exclusive private cul de sac of just 3 properties within the highly sought after Knowles Hill area of Newton Abbot. Of reverse level design, which perfectly suits the home's privately enclosed plot, the property enjoys some wonderful open views over much of the town. Dating from 2004, the property was constructed by Gerald Wood Homes who are known for quality and an attention to detail and with a modern, eco-friendly, air-source electric heat pump with underfloor heating throughout, the property is suitably equipped for contemporary living.

The location offers convenience with both the clock tower in the town centre and mainline railway station around 0.8 miles away by foot. The town centre offers an excellent selection of bars and restaurants and additionally an attractive mixture of high street stores and long-established independent traders and businesses, and the railway station providing a direct service to London in around 3 hours.

The Accommodation: Stepping inside, the light and airy interior has many attractive architectural features which can only be fully appreciated by an internal viewing. Twin-glazed doors open to the entrance area which flows directly into an area currently providing a sitting and formal dining room with a vaulted ceiling throughout. Natural light is provided by a high-level triangular window above the front doors and wide sliding doors with full height side panels which lead out to a balcony and the amazing views. This area also has a double cloak cupboard and a living flame gas fire. From the entrance area, a spiral staircase with stylish curved wall and multiple glass bricks descends to the lower level. A separate triple aspect lounge also has doors to the balcony, a matching gas fire and to the side enjoys a view along part of the River Teign. Updated over recent years is the show stopping kitchen which has plenty of space for more informal dining and sitting furniture. The kitchen is fitted with a comprehensive range of cabinets and integrated appliances and features a large island, solid surface counter tops all adding to the quality finish. A separate plumbed laundry room has matching units and worktops with inset sink and door leading through to the integral double garage with remote electric door. Completing the entry level is a useful separate WC with basin which is adjacent to the entrance area.

Moving down to the lower level a spacious hallway has multiple storage cupboards off and twin-glazed

doors opening to a garden room with doors opening to the garden which is currently being used as a home gym. There are 4 well-proportioned bedrooms two with their own en suites and two sharing a Jack and Jill en suite. The principal also has a dressing area with fitted wardrobes.

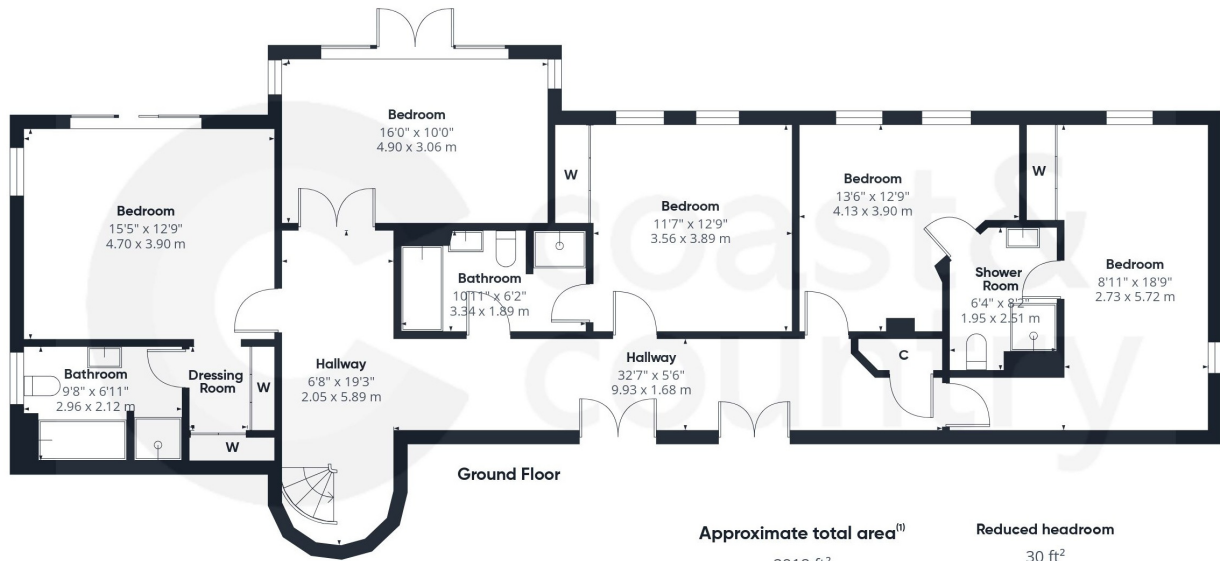
Parking: Integral double garage with two spaces in front and a further two spaces to the side of the house.

Gardens: Privately enclosed gardens mainly to the rear and mainly laid to lawn with inset planting. Feature balcony/terrace at entry level providing an excellent summer dining spot with steps leading down to the garden.

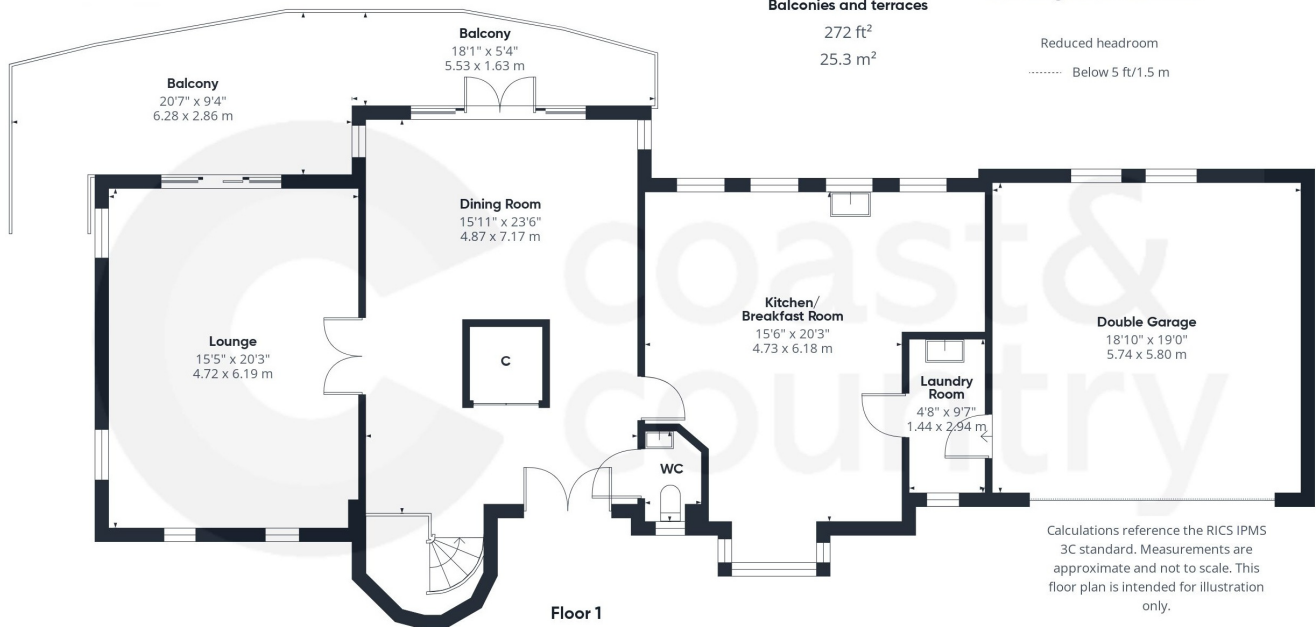
Directions: From the train station head along Queen Street and turn right at the war memorial into The Avenue. Follow the road and at the roundabout take the second exit into Jetty Marsh Road. At the next roundabout take the first exit and again first exit at the next 2 roundabouts. Then first left and then immediately left again into Old Exeter Road. Follow as the road bends round to the right and becomes Knowles Hill Road. Bear first left into Seymour Road and after the sharp right bend travel for around 100 meters and then turn right up the hill and Petroc Drive is off to the right.



3 Petroc Drive, Newton Abbot, TQ12 2LT



Approximate total area⁽¹⁾	Reduced headroom
2918 ft ²	30 ft ²
271.1 m ²	2.8 m ²
Balconies and terraces	(1) Excluding balconies and terraces
272 ft ²	Reduced headroom
25.3 m ² Below 5 ft/1.5 m



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Agents Notes:

Council Tax: Band G

Tenure: Freehold

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

The property is situated on a private road and there may be a liability towards maintenance costs thereof.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 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.