



Asking Price £330,000

Situated in the ever-popular area of Eggbuckland and close to highly regarded local schools, this beautifully modernised four-bedroom semi-detached home is perfect for growing families or first-time buyers looking for long-term space. With a fresh and stylish finish throughout, this property boasts a generous dual-aspect lounge/diner, a newly fitted kitchen/breakfast room, and the added convenience of a downstairs WC and utility area. The spacious bedrooms are complemented by a luxury family bathroom complete with both bath and walk-in shower. Outside, the property offers a single garage, driveway parking and a fantastic large enclosed rear garden — backing onto a nature reserve and enjoying stunning views of Dartmoor. Other highlights include uPVC double glazing, gas central heating, and the tasteful décor that flows throughout. This is a turn-key opportunity for buyers seeking both lifestyle and location.

novahomes

Established 2008

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Austin Crescent, Egguckland, PL6 5QD

Ground Floor

Porch

UPVC double glazed door to the front, upvc double glazed window to the side, door to:

Hallway

Double radiator, tiled flooring, stairs rising to the first floor landing, door to:

Lounge/Dining Room

6.93m (22' 9") x 4.42m (14' 6")

UPVC double glazed dual aspect windows to the front and rear, two double radiators, recessed ceiling spotlights, door to:

WC

UPVC obscure double glazed window to the rear, fitted with two piece suite comprising, wash hand basin and low-level WC.

Utility Area

2.36m (7' 9") x 0.60m (2')

Plumbing for automatic washing machine, space for tumble dryer.

Kitchen/Breakfast Room

5.00m (16' 5") x 2.95m (9' 8")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap, space for fridge/freezer and dishwasher, built-in eye level electric fan assisted double oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to the rear overlooking the rear garden and nature reserve, double radiator, recessed ceiling spotlights, uPVC double glazed door providing access to the rear garden, courtesy door providing access to the garage.

First Floor

Landing

With recessed ceiling spotlights, access to loft space.

Master Bedroom

4.78m (15' 8") x 2.95m (9' 8")

UPVC double glazed window to the rear with views over the nature reserve and Dartmoor, built in wardrobes with sliding doors, radiator.

Bedroom 2

3.52m (11' 7") x 2.00m (6' 7")

Built in double wardrobe, uPVC double glazed window to the front, double radiator.

Bedroom 3

2.65m (8' 8") x 2.47m (8' 1")

UPVC double glazed window to the rear with views over the nature reserve and Dartmoor, double radiator, built in double wardrobe with sliding doors.

Bedroom 4

2.54m (8' 4") x 2.36m (7' 9")

UPVC double glazed window to the front, built in storage cupboard, double radiator.

Family Bathroom

2.87m (9' 5") x 1.45m (4' 9")

Recently refitted with four piece suite comprising panelled bath, pedestal wash hand basin, tiled shower enclosure with fitted shower above and low-level WC, extractor fan, two uPVC obscure double glazed windows to the rear, heated towel rail.

Rear Gardens

A major selling point of the property — the rear garden is both generous and private, backing onto a beautiful nature reserve and enjoying far-reaching views across Dartmoor. Fully enclosed, the outdoor space is ideal for families, pets, or keen gardeners, and offers scope for seating areas, play space, or future landscaping. There is also a very useful secure storage area underneath the house which also houses the gas combination boiler which serves the domestic hot water and central heating system.

Garage

6.09m (20') x 2.95m (9' 8")

Metal up and over door with power and light connected.

Additional parking is provided by way of a driveway for one car in front of the garage.





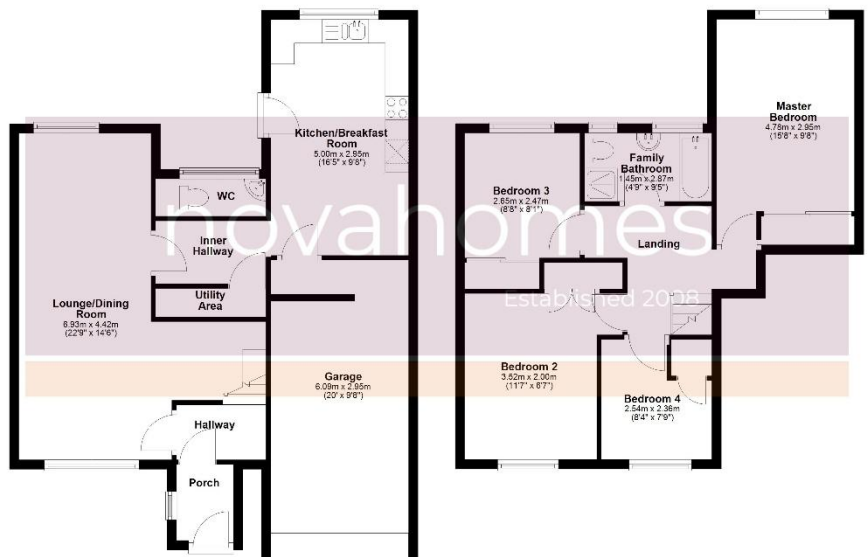


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales		
EU Directive 2002/91/EC		

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Ground Floor

First Floor



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

