



Nelson Place, Newton Abbot

Guide Price £750,000 Freehold

36 Nelson Place, Newton Abbot, TQ12 2JH

A bespoke and substantial modern town house providing versatile and spacious family accommodation with indoor swimming pool, landscaped gardens, parking and beautifully presented reception rooms, ideal for entertaining, along with four double bedrooms, all with ensuite facilities.

Located in a prestigious cul de sac, this modern family home offers accommodation over five levels and is offered to the market with no forward chain. The accommodation comprises of a spacious entrance hall with cloakroom WC, family room/office and store room, currently utilised as a gym. There is also a double integral garage. On the first floor and off a generous landing there is a utility room with WC. The remainder of this floor is laid to entertaining and family living with a modern and contemporary kitchen with built in appliances, plenty of storage and centre island which opens onto the dining area with built in storage and display units. The conservatory sun room links off the dining area and opens out onto the garden, with a level patio and seating area, ideal for alfresco dining and entertaining. A generous living room concludes this floor with balcony and contemporary wood burning stove. The second floor plays host to two double bedrooms, both with ensuite shower rooms and at the front, the principal suite comprises of a bedroom and lounge area, dressing room and modern ensuite shower room. On the third floor there is a useful office/gaming landing with velux window offering lovely views across Newton Abbot along with a very generous bedroom with two built in wardrobes and a four piece bathroom. Finally, on the base level (accessed from the family room and the lower side patio) there is an indoor swimming pool, with sauna and shower room. Externally, there is driveway parking for several vehicles, a lower patio links to the swimming pool and family room with steps up to the main garden. This area is laid to level patio with decked pergola and sunken Jacuzzi. There is a fenced 'astro turfed' garden area with 'climbing wall' and 'swing rope' and a higher garden with timber shed. Outdoor lighting, power points and water tap. It goes without saying, that this area is a real delight and ideal for family and alfresco living and entertaining.

Approach

At the front of the property there is parking for several vehicles with canopy porch with outside lighting and contemporary front door with matching side panels opening into the

Entrance Hall

A generous and welcoming reception space with coved ceiling and recessed spotlights and tiled floor. Courtesy door to the double garage and stairs rising to the first floor. Cupboard housing the swimming pool gas fired boiler. Doors to

Cloakroom WC

Obscure double glazed window to the side, tiled walls and floor and concealed cistern WC and vanity wash hand basin with mixer tap above and radiator.

Family Room 13'8" (4.17m) x 12'7" (3.84m) Into Recess

Coved ceiling with recessed spotlights, pendant and wall lights. Concealed radiator and television and satellite aerial points. Internal window to the side, door to the gym room and door to the side hall leading down to the basement swimming pool level.

Store Room/Gym 16'4" (4.98m) x 10'2" (3.1m)

A useful room at the rear of the garage which is currently used as a home gym with coved ceiling, recessed spotlights and radiator. Internal door to the garage.

Double Garage 19'10" (6.05m) x 16'7" (5.05m)

With electrically operated up and over door, power and lighting.

Side Hall

With double glazed door to the front aspect and two velux windows and radiator. Stairs lead down to the basement and swimming pool level.

First Floor Landing

Coved ceiling with recessed spotlights. Stairs to the second floor with double glazed window to the side aspect. Boiler cupboard and doors to

Kitchen 14'3" (4.34m) x 13'4" (4.06m)

Located at the rear of the property with coved ceilings and recessed spotlights and two double glazed windows overlooking the rear garden. This stunning kitchen comprises of a modern and contemporary range of base and eye level units with white high gloss doors and squared work tops with slate splash backs. Inset sink unit with mixer tap above and five ring gas hob with canopy above. Bank of double ovens with inset coffee machine and microwave grill. Integral dishwasher, fridge and freezer. Centre island with wine fridge and built in 'pantry' cupboard. Tiled floor and opening into the

Dining Room 16'3" (4.95m) x 11'0" (3.35m)

Recessed spotlights and range of matching base and eye level units with squared worktops and display shelving. Two radiators, double doors to the living room and squared opening into the



Conservatory Sun Room 15'10" (4.83m) x 14'6" (4.42m)

With sloped roof and recessed spotlights. Double glazed triple aspect windows to the side and rear aspect and folding doors giving access to the rear garden with patio, ideal for alfresco entertaining. Radiator and tiled floor.

Living Room 20'1" (6.12m) Max x 20'1" (6.12m) Into Recess

Coved ceiling and recessed spotlights, contemporary wood burning stove and folding double glazed doors to the front aspect and onto the balcony. Parquet style flooring, two radiators and television and satellite aerial points. Multi-pane glazed door to the landing.

Utility Cloakroom WC

Coved ceiling with recessed spotlights and double glazed window to the front aspect, Range of matching units with squared work top and inset stainless steel sink unit with drainer to one side and mixer tap above. Space and plumbing for washing machine and counter top space for tumble dryer. Low level flush WC and tiled floor.

Landing

Stairs rising to the second floor with coved ceiling and recessed spotlights. Radiator and doors to

Principal Suite 24'1" (7.34m) Max x 13'8" (4.17m) Into Recess

Comprises of a double bedroom, lounge area, dressing room and ensuite shower room. Coved ceiling, double glazed window to the front aspect and double glazed doors to Juliet balcony with matching side panels. Two radiators, parquet style flooring and door to ensuite and dressing room.

Dressing Room

Coved ceiling and double glazed window to the front aspect. Range of built in wardrobes and dresser. Parquet style flooring.

Ensuite Shower Room

Recessed spotlights and tiled walls and obscure double glazed window to the side. Concealed cistern WC, bidet and contemporary sink unit with duo of mixer taps and mirrored vanity unit above and one shelving below. Chrome effect heated towel rail and walk in shower unit with frosted shower screen.

Bedroom Four 12'1" (3.68m) Into Recess x 10'9" (3.28m) Max

Double glazed window to the rear aspect and radiator and built in wardrobe. Door to

Ensuite Shower Room

Obscure double glazed window to the side, extractor fan, tiled walls and floor and concealed cistern WC and vanity wash hand basin with mixer tap above and mirror and shaver light point. Walk-in shower cubicle with tiled surround and mixer shower.

Bedroom Three 13'0" (3.96m) Including Wardrobes x 10'11" (3.33m)

Double glazed window to the rear aspect and radiator and built in wardrobe. Door to

Ensuite Shower Room

Obscure double glazed window to the rear, extractor fan, tiled walls and floor and concealed cistern WC and vanity wash hand basin with mixer tap above and mirror and shaver light point. Walk-in shower cubicle with tiled surround and mixer shower.

Landing/Office Area

Coved ceiling and recessed spotlights with velux window to the front aspect enjoying far reaching views across the town. This area is ideal as a office or gaming space, or as a quiet seating place. Radiator and door to

Bedroom Two/Guest Suite 21'0" (6.4m) Into Eaves x 20'0" (6.1m)

With part sloping, coved ceiling and two velux windows to the front and rear. Two walk-in wardrobes with lighting. Two radiators and wall lights. Door to

Ensuite Bathroom

With part sloping, coved ceiling and recessed spotlights. Tiled walls and floor, obscure velux window to the rear and obscure double glazed window to the side aspect. Low level flush WC, pedestal wash hand basin, central fill bath with Victorian style telephone mixer tap and shower attachment and walk-in shower cubicle with tiled surround and mixer shower above. Radiator.

Basement Level

From a tiled hall with under stairs storage and radiator, glazed door opens into

Swimming Pool 30'3" (9.22m) x 28'7" (8.71m) Into Recess

Room measurements include tiled swimming pool and surround with seating area, pump and filtration plant room and sauna unit. Contemporary wall lighting, pool cover and door to

Shower Room

Tiled floor and walls, recessed spotlights and extractor fan. Low level flush WC, pedestal wash hand basin and walk-in double shower cubicle with mixer shower above. Radiator.

Outside

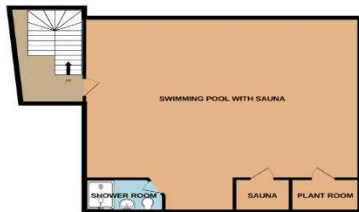
Externally, there is driveway parking for several vehicles, a lower patio links to the swimming pool and family room with steps up to the main garden. This area is laid to level patio with decked pergola and sunken Jacuzzi. There is a fenced 'astro turfed' garden area with 'climbing wall' and 'swing rope' and a higher garden with timber shed. Outdoor lighting, power points, water tap and sun awning. It goes without saying, that this area is a real delight and ideal for family and alfresco living and entertaining.

Council Tax Band: Band G

EPC: Pending



BASEMENT/SWIMMING POOL



GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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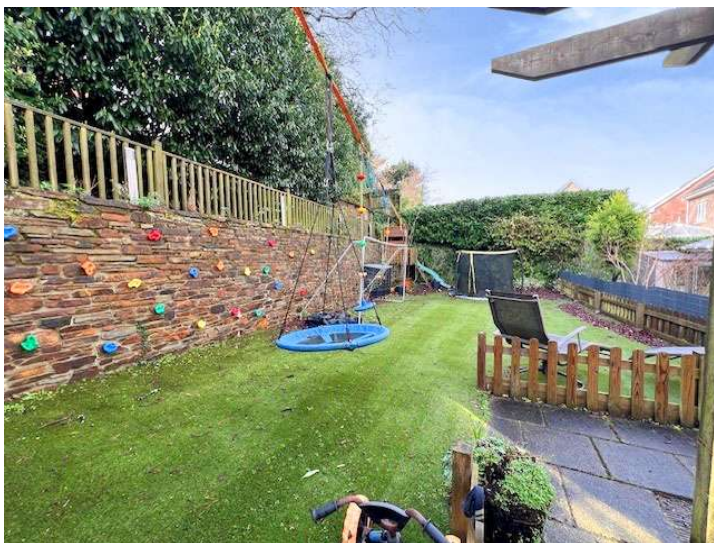
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