







Luscombe Maye is delighted to bring to market this charming double fronted, four bedroom detached home, perfect for family living with social and versatile areas throughout. The property has an impressive landscaped garden.

- **Detached four bedroom home**
- **Master bedroom ensuite**
- **Open-plan kitchen/dining room**
- **Ample driveway parking**
- **Studio room**
- **Conservatory**
- **Single garage**
- **Secure rear garden**
- **Highly sought after location**
- **Immaculately presented**

9 Andrews Park

Stoke Gabriel, Totnes, TQ9 6FF

The open plan kitchen is complimented by a large dining area situated by the bay window and central island with breakfast bar. A useful boot room/side entrance from the driveway is situated off the kitchen with space for coats and shoes. The generously sized living room enjoys the bay window and focal wood burner with additional hobby space. The conservatory offers a versatile space all year round with great views over the rear garden. Bedroom two is light and airy with built in storage and ensuite bathroom fitted with WC, hand basin and corner shower unit. The further two double bedrooms are generously proportioned with far reaching countryside views and both serviced by the family bathroom fitted with WC, hand basin and bath with shower above. The impressive master bedroom that boasts dual aspect Velux windows with views over Stoke Gabriel, an ensuite bathroom and home study area. There is a wall of bespoke wardrobes with the home study area also allowing for ample storage. Double gates open onto the driveway, The single garage allows for additional storage, and the other half has been converted into a studio that would be suitable as an office, gym or hobby room. The utility room has space and plumbing for a fridge/freezer, washing machine, tumble dryer and dog shower. The property also benefits from a solar water heating system which reduces hot water bills significantly, particularly in the summer months. Outside, the garden is mainly laid to lawn with a south west facing paved patio area and bordered with mature plants/shrubs.



59 Fore Street, Totnes, Devon, TQ9 5NJ
 Telephone 01803 869 920
 totnes@luscombemaye.com
www.luscombemaye.com



SERVICES

Mains electric, water, drainage and gas

COUNCIL TAX

Band F

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01803 869920

DIRECTIONS

What3Words - valve.footpath.wage

