





Home 33



| LIGHTING & ELECTRICAL | | | | |
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| Tempotrial TV world | | | | |
| TV points in living room and master bedroom. | | | | |
| Telephone point in half, fiving-room, study or smallest bedroom (exapplication) | | | | |
| USE port master bedroom | | | | |
| Eat Hendly lighting to the property - refer to pild specific lighting layout | | | | |
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| Power and lighting to garages within-ourtilage of plot (It applicable) | | | | |
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Totnes: 3 miles, A38: 5.1 miles, Exeter: 28.7 miles

4 bedroom new home built to an exceptional finish throughout with garden, garage and parking in sought-after location

- Ready October / November 2024
- Open plan layout
- 4 double bedrooms (1 e/s)
- Stylish family bathroom
- · Quality interiors
- Turfed rear garden
- Single garage and 2 parking spaces with EV charging
- Predicted EPC A

Guide Price £724,995



SITUATION

The popular village of Dartington has a primary school, an excellent post office/village store, the famous Dartington retail centre, a 12th Century inn, church and a vibrant community. The Dartington Hall Estate with its many cultural attractions is also within the parish.

The historic town of Totnes is a short walk away, a bustling market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits. The A38 Devon expressway is approximately 4 miles away, allowing speedy access to the cities of Exeter and Plymouth and the M5 beyond. Main line rail links to London Paddington are located in Totnes.

DESCRIPTION

Home 33, 2 Maplefield Close is an exceptional 4-bedroom detached house offers a perfect blend of modern living and village tranquillity. Step inside to discover a spacious and well-designed floorplan that includes a welcoming hallway with downstairs cloakroom leading to a bright and airy open-plan kitchen, dining, and family area. The fully fitted kitchen features high-quality laminate worktops, soft-close cupboards, an integrated fridge/freezer, dishwasher, and an induction hob with a stainless-steel extractor hood. Adjacent to the kitchen is a convenient utility room with additional storage and plumbing for a washing machine.

The ground floor also boasts a separate living room, perfect for relaxation or entertaining guests, and a well-appointed WC. Upstairs, the master

bedroom offers a luxurious en-suite bathroom with contemporary chrome fittings and a thermostatic valve with a rainsense showerhead. Three additional bedrooms provide ample space for family or guests, all sharing a modern family bathroom equipped with a bathtub, thermostatic shower, and stylish sanitaryware.

This show home includes numerous upgrades such as LED downlights in the kitchen, bathroom, en-suites, and utility areas, ensuring a bright and welcoming ambiance throughout. The property is fitted with gas-fired central heating, double glazed casement windows, and solar PV systems for enhanced energy efficiency.

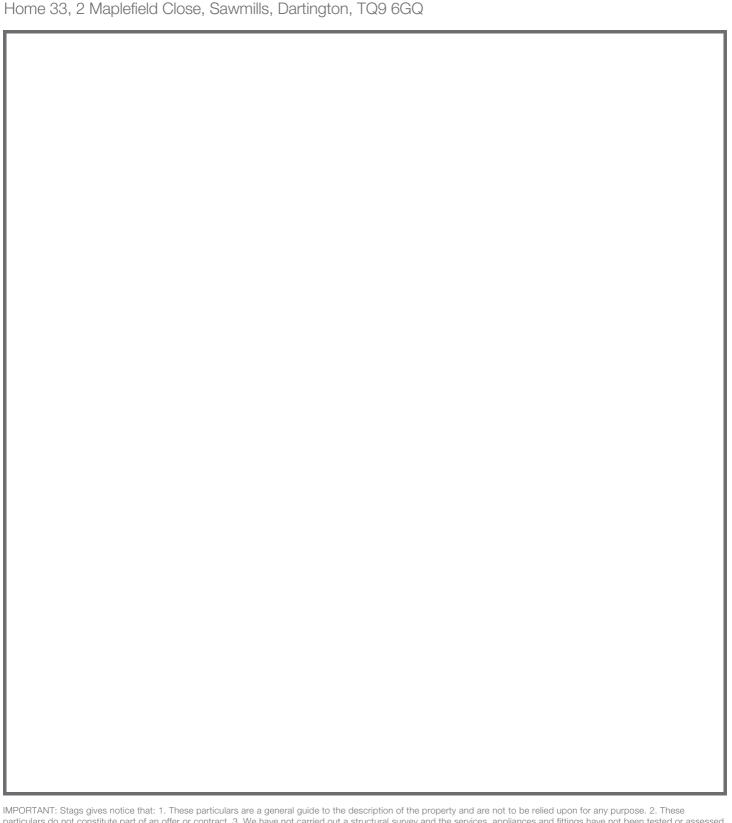
OUTSIDE

The outside space of Home 33 is equally impressive, featuring a beautifully turfed rear garden perfect for outdoor activities and relaxation. The garden is enclosed with boundary fences, providing privacy and security, and includes an external tap for added convenience. A single garage and additional parking spaces ensure ample room for vehicles with electric vehicle charging.

Residents of Sawmills enjoy access to a 1.2-acre private woodland, ideal for leisurely walks and connecting with nature.

SERVICES

All mains services connected. Solar panels.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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