



Freshwater Drive | Paignton | TQ4 7SD

Offers Over £425,000

A four bedroom detached home located in the extremely desirable location of Hookhills, Paignton. The property has been finished to an exceptional standard and boasts a vast amount of space with a welcoming hallway, a large living room, a beautiful kitchen/diner, a snug, utility room, a downstairs WC, four bedrooms, a master en-suite, a family bathroom, sunny rear gardens, off road parking and a garage. The home is positioned at the end of a quiet cul-de-sac and is within easy reach of supermarkets, local shops, schools, colleges, doctors, pharmacies and more.

- INCREDIBLY PRESENTED THROUGHOUT
- AMPLE OFF ROAD PARKING
- SOUTH EAST FACING REAR GARDENS
- MASTER EN-SUITE
- CUL-DE-SAC LOCATION

ENTRANCE HALLWAY A uPVC double glazed front door opening into a bright and welcoming hallway with solid oak doors leading to the adjoining rooms, stairs rising to the first floor, uPVC double glazed window, a deep under stairs storage cupboard and a gas central heated radiator.

WC A modern downstairs cloakroom with a low level flush WC, a vanity wash hand basin with fitted storage below. Tile backsplash and a uPVC obscure double glazed window.

LIVING ROOM - 6.86m x 3.51m (22'6" x 11'6") An incredibly large and bright living room with space for an abundance of furniture. A feature gas fireplace, tv and internet points, double aspect double glazing with uPVC double glazed bay window to the front aspect and uPVC double glazed sliding patio doors leading out to the rear gardens.

KITCHEN/DINER - 5.84m x 3.86m (19'2" x 12'8") A spectacular and beautifully modern kitchen with a range of overhead, base and drawer units with quartz work surfaces above. A 1 bowl sink unit with mixer tap over. A range of integrated appliances from an eye level electric double oven and microwave oven, a four ring induction hob with extractor hood above. An integrated dishwasher, bin store and two larder units. Complimentary tile backsplash. Space for a 6/8 seater dining table. Vertical heated radiator.

UTILITY ROOM - 3.58m x 2.29m (11'9" x 7'6") A spacious utility room with space and plumbing for a washing machine, tumble dryer and fridge freezer. A vast amount of built in units and roll edged work surfaces. A 1 bowl stainless steel sink and drainer unit, tiled walls, two chrome heated rails, uPVC double glazed window and a uPVC obscure double glazed door leading out to the rear gardens.

SNUG - 3.89m x 3.58m (12'9" x 11'9") A sun soaked further reception room to the side aspect of the property. Double aspect uPVC double glazed windows to the front and side allowing an abundance of light to beam through. Tv point and a gas central heated radiator.

Address 'Freshwater Drive, Paignton, TQ4 7SD'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '65 | D'

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FIRST FLOOR

BEDROOM ONE - 3.53m x 2.84m (11'7" x 9'4") A wonderfully large master bedroom to the rear aspect of the property with far reaching countryside views. Space for a variety of furniture, built-in wardrobes, uPVC double glazed window and a gas central heated radiator. Door leading into:-

ENSUITE A contemporary master ensuite comprising of a low level flush WC, a wall mounted wash hand basin with fitted storage below and a walk-in double shower unit. Complementary tiled walls, extractor fan, uPVC obscure double glazed window and a chrome heated towel rail.

BEDROOM THREE - 2.97m x 2.92m (9'9" x 9'7") A further generously sized double bedroom again with far reaching countryside views and also overlooking the well maintained gardens. uPVC double glazed window, gas central heated radiator and fitted wardrobes.

BEDROOM TWO - 3.53m x 2.87m (11'7" x 9'5") A spacious double bedroom to the front aspect of the property, a vast amount of built-in wardrobes, uPVC double glazed window and a gas central heated radiator.

BEDROOM FOUR - 2.31m x 2.31m (7'7" x 7'7") A sizeable single bedroom with built in wardrobes, uPVC double glazed window and a gas central heated radiator. Ideal children's bedroom, study or playroom.

BATHROOM A sizable family bathroom with a three piece suite comprising of a low-level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachment above and a fitted glass shower screen. Tiled walls and flooring, uPVC double glazed window and a chrome heater towel.

OUTSIDE A south east facing enclosed, level rear garden with two large patio areas perfect for outdoor dining and entertaining, a lawned section and a variety of mature shrubs and plants.

PARKING Off road parking for multiple vehicles.

GARAGE with an electric roller door

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.