



Lutyens Drive | Paignton | TQ3 3LA

Offers Over £325,000

A brilliantly sized four bedroom detached family home located within a quiet residential area of Paignton. The home offers a vast amount of space with a welcoming hallway, a large living room through to dining room, a spacious kitchen, a sizeable sun room, a downstairs WC, four great sized bedrooms with the master being en-suite, a further family bathroom, sunny rear gardens, off road parking and a garage. The home is conveniently positioned and is within easy reach of schools, supermarkets, doctors, the ring road and more. The property is being offered with no onward chain!

- SUBSTANTIALLY SIZED DETACHED FAMILY HOME
- MASTER EN-SUITE
- GARAGE AND PARKING
- FOUR DOUBLE BEDROOMS
- SOUTH EAST FACING REAR GARDENS
- DOWNSTAIRS WC
- NO CHAIN!

ENTRANCE HALLWAY A wooden double glazed front door opening into a bright and welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor, an under stairs storage cupboard, telephone and internet points, fuse box and a gas central heated radiator.

WC A sizeable downstairs cloakroom boasting a low level flush WC, a wall mounted wash hand basin, a uPVC obscure double glazed window and a gas central heated radiator.

KITCHEN - 4.61m x 2.53m (15'1" x 8'3") A spacious kitchen comprising a range of overhead, base and drawer units with square edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, an eye level electric double oven with grill integrated and a four ring gas hob with extractor hood above. Space and plumbing for a washing machine, fridge freezer, dryer and dishwasher. Complimentary tile backsplash, uPVC double glazed windows overlooking the well kept front gardens, a double glazed door leading out to the side of the property and a gas central heated radiator.

LIVING ROOM/DINER - 7.34m x 3.58m (24'0" x 11'8") An incredibly large living room overlooking the sunny rear gardens. Space for an abundance of furniture, a feature electric fireplace, tv point, an archway opening into the dining area perfect for entertaining, uPVC double glazed French doors leading outside and three gas central heated radiators.

SUN ROOM - 3.94m x 2.92m (12'11" x 9'6") A brilliantly sized sun room to the rear of the home that could alternatively be used as a playroom/office etc. Triple aspect uPVC double glazed windows, a uPVC double glazed door leading out to the rear gardens, wall mounted lighting and a gas central heated radiator.

Address 'Lutyens Drive, Paignton, TQ3 3LA'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating 'TBC'

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FIRST FLOOR

BEDROOM ONE - 3.55m x 3.2m (11'7" x 10'5") A wonderfully spacious master bedroom overlooking the front gardens with space for ample furniture. Built in wardrobes, uPVC double glazed window, gas central heated radiator and a door leading into

EN-SUITE A sizeable master en-suite boasting a low level flush WC, a vanity wash hand basin with fitted storage below and a shower unit. Partially tiled walls, uPVC obscure double glazed window, extractor fan and a gas central heated radiator.

BEDROOM TWO - 3.68m x 2.68m (12'0" x 8'9") A further brilliantly sized double bedroom with an open countryside outlook. Fitted wardrobes, uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 3.16m x 2.58m (10'4" x 8'5") Another spacious double bedroom with ample space. Built in wardrobes, uPVC double glazed windows and a gas central heated radiator.

BEDROOM FOUR - 3m x 2.28m (9'10" x 7'5") A great sized fourth smaller double bedroom again with open countryside views. Built in wardrobes, uPVC double glazed windows and a gas central heated radiator.

BATHROOM A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above and a protective glass shower screen. Partially tiled walls, shaver point, uPVC obscure double glazed window, extractor fan and a gas central heated radiator.

OUTSIDE An easy to maintain, enclosed south east facing rear garden that boasts a sizeable patio area perfect for outdoor dining whilst the rest of the garden is predominantly laid to lawn with a variety of mature shrubs and plants.

GARAGE Metal up and over door, overhead lighting and electrical points.

PARKING Off road parking for two vehicles.

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.