



Lulworth Close | Paignton | TQ4 7RG

A beautifully presented and spacious four bedroom detached family home situated within a quiet cul-de-sac in the desirable location of Roselands, Paignton. The home offers bundles of space and boasts a wide inner porch way, a welcoming entrance hallway, a large living room, a spacious dining room/snug, a sizeable kitchen, a downstairs WC, four greatly sized bedrooms with the master being en-suite, a further modern shower room, off road parking, garage and landscaped and sunny rear gardens. The home is within easy reach of an array of amenities such as Roselands and White rock Primary, Paignton academy and Churston Grammar school, south Devon college, an array of supermarkets, retail parks, doctors, bus links and much more.

Offers Over £400,000

- SUBSTANTIALLY SIZED FOUR BEDROOM DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGH OUT
- AMPLE OFF ROAD PARKING
- GARAGE
- PRIVATE AND LANDSCAPED REAR GARDENS
- QUIET CUL-DE-SAC LOCATION

ENTRANCE PORCH A uPVC double glazed front door opening into a welcoming inner porch way with tiled flooring, white cladding to the walls and ceiling, space for coats and shoes, uPVC double glazed windows to the side aspects and a further door opening into:-

ENTRANCE HALLWAY A wonderfully wide and welcoming entrance hallway with doors leading through to the adjoining rooms, stairs rising to the first floor with a modern glass railing, a stained glass window allowing a vast amount of light and colour to beam through, a deep understairs storage cupboard and a gas central heated radiator.

LOUNGE - 4.62m x 4.02m (15'1" x 13'2") A beautifully bright and spacious living room boasting space for a vast amount of furniture. A feature gas fireplace, TV point, coving, overhead and wall mounted lighting, a uPVC double glazed window overlooking the well-manicured front gardens and a gas central heated radiator.

DINING ROOM/SNUG - 6.21m x 3.3m (20'4" x 10'9") A brilliantly large dining room opening into snug/study. Space for a 8/10 seater dining table, uPVC glazed sliding patio doors opening out onto the sunny and private rear gardens. Coving, a feature overhead pendant light, serving hatch into the kitchen and a modern vertical radiator.

KITCHEN - 6.09m x 2.47m (19'11" x 8'1") A sizeable fitted kitchen comprising a range of overhead, base and drawer units with square edged work surfaces above. A 1 1/2 bowl composite sink and drainer unit, a gas Cannon cooker with a 6 ring gas hob with extractor hood above. Further integrated appliances such as an under counter fridge and two drawer dishwasher. Space and plumbing for a washing machine, dryer and American fridge freezer, complimentary tile backsplash, a deep pantry cupboard, uPVC double glazed double aspect windows to the side and rear of the property and a uPVC double glazed door leading out to the gardens.

CLOAKROOM A modern downstairs cloakroom boasting a low level flush WC, a wall mounted wash hand basin with high gloss fitted storage below, contemporary tiled walls and flooring, uPVC obscure double glazed window and a chrome heated towel rail.

Address 'Lulworth Close, Paignton, TQ4 7RG'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 663561



FIRST FLOOR

BEDROOM ONE - 4.39m x 3.28m (14'4" x 10'9") An incredibly large master bedroom to the front aspect of the property with space for ample furniture. Coving, uPVC double glazed window, gas central heated radiator and a solid oak door leading into

EN-SUITE A contemporary master en-suite comprising a vanity wash hand basin with high gloss fitted storage below and a walk in double shower unit. Tiled flooring and walls, PVC backsplash within the shower for ease of maintenance, shaver point and a light up LED mirror. A chrome heated towel rail and extractor fan.

BEDROOM TWO - 3.27m x 3.85m (10'8" x 12'7") A generously sized double bedroom overlooking the beautiful rear gardens and with spectacular sea views from Thatchers Rock, Torquay across to Brixham. uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 3.26m x 2.85m (10'8" x 9'4") A great sized third double bedroom again to the front aspect of the property with an open countryside outlook. uPVC double glazed window and a gas central heated radiator.

BEDROOM FOUR - 2.84m x 2.37m (9'3" x 7'9") A sizeable fourth bedroom again with brilliant sea views from Torquay across to Brixham. uPVC double glazed window and a gas central heated radiator.

SHOWER ROOM A modern family shower room boasting a low level flush WC, a vanity wash hand basin with high gloss fitted storage below and work surfaces either side, a deep double corner shower unit, modern tiled walls and flooring, an extractor fan, uPVC obscure double glazed window and a chrome heated towel rail.

OUTSIDE A beautifully kept, sunny, enclosed and private rear garden that offers a large patio area off of the kitchen perfect for outdoor dining and entertaining with a further patio area wrapping around to the back of the property. The rest of the gardens are predominantly laid to lawn with a variety of mature plants and shrubs and an exceptionally mature and private hedge row. Water tap. Side gate access to the front of the property.

FRONT Off road parking for 2/3 vehicles up to the garage and a well-manicured lawn.

GARAGE Metal up and over door, overhead lighting and a uPVC double glazed window.

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.