



Lancaster Drive | Paignton | TQ4 7RP

Asking Price Of £425,000

A large four bedroom detached family home situated in the desirable location of Roselands, Paignton. The property offers an inner porch way, a welcoming entrance hallway, a large living room, modern kitchen, a sizeable dining room, downstairs cloakroom, five double bedrooms with the master being en-suite, a further family shower room, picturesque rear gardens, off road parking and a garage. The property is situated in an ideal spot and is within a short distance of schools, supermarkets, south Devon college, retail parks, eating establishments and more.

- SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- GARAGE
- BEAUTIFUL REAR GARDENS
- MASTER EN-SUITE
- SUBSTANTIALLY SIZED DETACHED HOUSE

PORCH A uPVC double glazed front door opening into a sizeable inner porch way with tiled flooring, uPVC obscure double glazed windows to the side and a secondary door leading into:-

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

LIVING ROOM - 15' 1" x 13' 5" (4.6m x 4.1m) A wonderfully spacious living room to the front aspect of the property overlooking the well maintained front gardens. Space for an abundance of furniture, tv point, a feature electric fireplace, uPVC double glazed window and a gas central heated radiator.

KITCHEN - 5.67m x 2.92m (18'7" x 9'6") A modern and light filled kitchen comprising a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, space for an electric range cooker and space for a washing machine and dishwasher and fridge freezer. Complimentary tile backsplash, a sizeable larder unit, uPVC double glazed double aspect windows and a uPVC double glazed door leading into the conservatory.

DINING ROOM - 3.9m x 3.37m (12'9" x 11'0") A brilliantly sized dining room with space for a 6/8 seater dining table. uPVC double glazed sliding doors leading into the conservatory, gas central heated radiator and a door leading into:-

BEDROOM FIVE - 4.1m x 2.05m (13'5" x 6'8") A sizeable fifth double bedroom located on the ground floor of the property that could alternatively make an ideal office/playroom/craft room etc. uPVC double glazed window and a gas central heated radiator.

CLOAKROOM A low level flush WC, a wall mounted wash hand basin with fitted storage below, a uPVC obscure double glazed window and a gas central heated radiator.

Address 'Lancaster Drive, Paignton, TQ4 7RP'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '54 | E'

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FIRST FLOOR

BEDROOM ONE - 4.21m x 3.23m (13'9" x 10'7") An exceptionally large master bedroom to the front aspect of the property. A vast amount of fitted wardrobes and over bed cupboards. uPVC double glazed window and a gas central heated radiator. Door leading into:-

EN-SUITE A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a shower unit. Complimentary tiled walls, extractor fan and a gas central heater radiator.

BEDROOM TWO - 3.34m x 3.23m (10'11" x 10'7") A spacious second double bedroom overlooking the picturesque rear gardens. uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 3.23m x 2.86m (10'7" x 9'4") A sizeable third double bedroom to the front aspect of the property. A deep fitted storage cupboard, uPVC double glazed windows and a gas central heated radiator.

BEDROOM FOUR - 2.86m x 2.35m (9'4" x 7'8") A smaller double bedroom again to the rear aspect of the home. uPVC double glazed windows and a gas central heated radiator.

SHOWER ROOM A modern family shower room boasting a low level flush WC, a pedestal wash hand basin and a double corner shower unit. Complimentary tiled walls, extractor fan, a uPVC obscure double glazed window and a gas central heated radiator.

OUTSIDE A truly stunning, landscaped rear garden that boasts an array of colour through the variety of mature shrubs and plants. The garden boasts a large and level tier off of the kitchen area that boasts a sizeable patio area perfect for outdoor dining and entertaining with a further lawned section. Steps then lead up to a tranquil almost wild English garden with a man made waterfall and pond, two sheds, and a further seating area to the top of the garden.

PARKING Off road parking and garage to the front of the property.

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.