



Freshwater Drive | Paignton | TQ4 7SD

Asking Price Of £470,000

A substantially sized three bedroom detached family home with a one bedroom annexe that has its own living room, kitchen, double bedroom and further shower room, positioned with a quiet cul-de-sac in the sought after location of Hookhills, Paignton. The property comprises of a welcoming inner porch way leading into the wide entrance hallway, a large living room leading into a sizeable conservatory, a modern kitchen, a formal dining room, a downstairs WC, three spacious double bedrooms on the first floor with the master being en-suite and also boasting a beautiful walk in dressing room and a further contemporary family bathroom. The property enjoys wonderfully kept and sunny gardens, off road parking and a garage. The home is situated in an ideal spot and is within easy reach of local shops, doctors and pharmacies, dentists, bus links, an array of schools, south Devon college and supermarkets.

- SUBSTANTIALLY SIZED THREE BEDROOM DETACHED HOUSE
- ONE BEDROOM ANNEXE
- SUNNY REAR GARDENS
- QUIET CUL-DE-SAC LOCATION
- GARAGE AND PARKING
- MASTER EN-SUITE AND WALK IN DRESSING ROOM
- SOUGHT AFTER HOOKHILLS

ENTRANCE PORCH A composite double glazed front door opening into a welcoming inner porch way with tiled flooring, uPVC double glazed windows to the side aspects overlooking the front gardens, wall mounted lighting and a secondary door opening into

ENTRANCE HALLWAY A superbly bright and welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor, overhead spot lighting, telephone point, a cupboard housing the fuse box and a gas central heated radiator.

LOUNGE - 6.81m x 3.48m (22'4" x 11'5") An incredibly large and light filled living room with space for an abundance of furniture. An inset space for an electric or gas fireplace, coving, a uPVC double glazed bay window overlooking the picturesque front gardens, a gas central heated radiator and uPVC double glazed sliding patio doors leading into:-

CONSERVATORY - 3.59m x 2.61m (11'9" x 8'6") A sizeable conservatory off of the living space perfect for entertaining. Electrical points, triple aspect double glazing and uPVC double glazed French doors leading out to the rear gardens.

DINING ROOM - 3m x 2.92m (9'10" x 9'6") A spacious family dining room boasting space for a 8 seater dining table, overhead pendant lighting, a uPVC double glazed window and a gas central heated radiator.

An archway and door leads into the annexe.

KITCHEN - 3.94m x 2.81m (12'11" x 9'2") A beautifully fitted kitchen boasting a range of overhead, base and drawer units with granite work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, a range master gas cooker and 6 ring gas hob with extractor hood above. Integrated appliances such as dishwasher, washing machine and fridge freezer. Complimentary tile backlash, uPVC double glazed windows and a uPVC double glazed door leading out to the rear gardens.

CLOAKROOM A modern downstairs cloakroom comprising of a low level flush WC and a vanity wash hand basin with high gloss fitted storage below. uPVC obscure double glazed window and a gas central heated radiator.

FIRST FLOOR

BEDROOM ONE - 3.57m x 2.8m (11'8" x 9'2") An incredibly large and bright master bedroom with space for a vast amount of furniture. Fitted wardrobes, uPVC double glazed window with a countryside outlook and a gas central heated radiator. Archway leading into:-



DRESSING ROOM - 2.4m x 2.25m (7'10" x 7'4") A brilliantly sized dressing room attached the master bedroom with ample fitted wardrobes and a fitted dressing table. uPVC double glazed window and a gas central heated radiator.

EN-SUITE A modern en-suite comprising a three piece suite of a low level flush WC, a pedestal wash hand basin and a corner shower unit. Complimentary tiled walls and flooring, uPVC obscure double glazed window and a chrome heated towel rail.

BEDROOM TWO - 3.52m x 2.88m (11'6" x 9'5") A generously sized double bedroom to the front aspect of the property. Built in wardrobes, uPVC double glazed windows and a gas central heated radiator.

BEDROOM THREE - 3m x 2.16m (9'10" x 7'1") A large single bedroom currently being utilised as an office. uPVC double glazed window overlooking the sunny rear gardens, a built in fitted wardrobe and a gas central heated radiator.

BATHROOM A modern family bathroom boasting a low level flush WC, a pedestal wash hand basin and a jacuzzi panelled bath unit. Modern tiling, a uPVC double glazed obscure window and a gas central heated radiator.

ANNEXE

LIVING ROOM - 4.16m x 2.97m (13'7" x 9'8") A brilliantly spacious living room within the annexe that offers space for a vast amount of furniture. Overhead lighting, TV point, uPVC double glazed sliding patio doors leading out to the gardens and a gas central heated radiator.

KITCHEN - 2.72m x 2.31m (8'11" x 7'6") A fitted 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, an eye level electric double Smeg oven with grill integrated and a four ring induction hob with extractor hood above. Space and plumbing for a washing machine and under counter fridge. Tile backsplash and uPVC double glazed windows.

BEDROOM - 3.5m x 2.96m (11'5" x 9'8") A brilliantly sized bedroom with uPVC double glazed windows and a gas central heated radiator.

SHOWER ROOM A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a corner shower unit. Tiled walls and flooring, uPVC obscure double glazed window and a chrome heated towel rail.

OUTSIDE A sunny and enclosed rear garden that enjoys sun throughout the day and boasts a sizeable patio area off of the conservatory and kitchen ideal for alfresco dining, there is a further patio and pebble stoned section to the side of the gardens for ease of maintenance. The garden also comprises a lawned section, a variety of mature shrubs and large plants and palm tree. Outdoor water tap and courtesy door leading into the garage.

PARKING Off road parking for 2 vehicles leading up to the garage.

GARAGE - 5.64m x 3.1m (18'6" x 10'2") A metal up and over garage door, overhead lighting, electrical points, wall mounted combination boiler, loft space storage and a courtesy door leading into the gardens.

Address 'Freshwater Drive, Paignton,
TQ4 7SD'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating 'TBC'

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 663561

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.