



96 Lutyens Drive | Paignton | TQ3 3LU

Asking Price Of £349,950

A substantially sized four bedroom detached family home situated within the quiet residential area of Heritage Park, Paignton. The property offers ample space and comprises of a welcoming inner hallway, a large open plan lounge/diner, a kitchen, utility room, a downstairs cloakroom, four spacious bedrooms with the master being en-suite, a family bathroom, sunny south west facing gardens and a vast amount of off road parking. The property is positioned in an ideal spot and is within easy reach of shops and supermarkets, doctors and pharmacies, the ring road, schools and much more. The property is being offered with no onward chain!

- NO CHAIN!
- MASTER EN-SUITE
- UTILITY ROOM
- AMPLE OFF ROAD PARKING
- SOUTH WEST FACING REAR GARDENS
- SPACIOUS ACCOMMODATION

ENTRANCE A double glazed front door opening into a welcoming inner hallway with stairs rising to the first floor, a door leading through to the ground floor accommodation, overhead lighting, telephone point and a gas central heated radiator.

LOUNGE/DINER - 7.41m x 3.31m (24'3" x 10'10") An exceptionally large living room/diner with space for abundance of furniture. A feature gas fireplace, double aspect uPVC double glazing with windows to the front aspect and uPVC double glazed French doors leading out to the rear gardens. Coving, overhead and wall mounted lighting, tv and internet points and two gas central heated radiators.

KITCHEN - 4.34m x 2.35m (14'2" x 7'8") A bright and sizeable kitchen with a range of overhead, base and drawer units with square edged work surface 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 dishwasher and fridge freezer. Breakfast bar seating for 3, complimentary tile backslash, uPVC double glazed windows and a gas central heated.

UTILITY ROOM - 3.18m x 2.38m (10'5" x 7'9") A great sized utility room with a range of overhead and base units with roll edged work surfaces above. Space and plumbing for a washing machine, dryer and American fridge freezer. Tile backslash, wall mounted Ariston boiler and a door leading into the garage store.

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

FIRST FLOOR

Address 'Lutyens Drive, Paignton, TQ3 3LU'

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



BEDROOM ONE - 4.48m x 2.46m (14'8" x 8'0") A brilliantly large master bedroom to the front aspect of the property with sea views across Paignton. 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 comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a shower unit. uPVC obscure double glazed window, extractor fan and a gas central heated radiator.

BEDROOM TWO - 4.45m x 2.51m (14'7" x 8'2") A spectacularly large second double bedroom with again sea views across Paignton. Built in wardrobes, uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 2.86m x 2.47m (9'4" x 8'1") A generously sized third smaller double bedroom overlooking the well-manicured gardens. uPVC double glazed window and a gas central heated radiator.

BEDROOM FOUR - 2.86m x 2.16m (9'4" x 7'1") A fourth smaller double bedroom again overlooking the gardens and with an open countryside outlook. uPVC double glazed window 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. Tiled walls, shaver point, extractor fan, a uPVC obscure double glazed window and a gas central heated radiator.

OUTSIDE A sunny, south west facing rear garden that's has been thoughtfully designed for ease of maintenance. The gardens boast a sizeable patio area perfect for outdoor dining and entertaining, three artificially lawned sections and a further pebble stoned area. Within the gardens is a large timber built shed, outdoor lighting and a vast amount of privacy.

PARKING Off road parking for 3 vehicles.

GARAGE STORE

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.