



Dolphin Crescent | Paignton | TQ3 1JZ

Offers Over £530,000

A wonderfully spacious four bedroom detached family home situated in the desirable location of Preston, Paignton. The property comprises of a welcoming entrance hallway, a large living room, a spacious conservatory through to dining room, a sizeable kitchen through to sun room, a utility room, a WC, four double bedrooms with the master being ensuite, a further family shower room, picturesque rear gardens, a double garage and off road parking. The property also enjoys breathtaking sea views across to Berry head, Brixham and is conveniently positioned a short drive from local schools, shops and supermarkets, Oldway mansions, Occombe woods, the ring road and much more.

- SUBSTANTIALLY SIZED DETACHED HOME
- SEA VIEWS
- BEAUTIFULLY PRESENTED
- FOUR DOUBLE BEDROOMS
- DOUBLE GARAGE
- SOUGHT AFTER LOCATION
- LARGE REAR GARDENS



ENTRANCE HALLWAY

A uPVC double glazed front door opening into a wide and welcoming entrance hallway. Door leading into bedroom four, stairs rising to the first floor accommodation and a gas central heated radiator.

BEDROOM FOUR - 5.82m x 3.1m (19'1" x 10'2")

An exceptionally large fourth bedroom on the ground floor of the property currently being used as a fashion studio. Three uPVC double glazed windows with spectacular sea views, plumbing ready for a en-suite, and a gas central heated radiator.

A grand and spilt staircase leads you up to the first floor with a solid oak banister and glass balustrade. uPVC double glazed window and overhead lighting.

FIRST FLOOR

LIVING ROOM - 6.16m x 4.45m (20'2" x 14'7")

A phenomenally large living room with space for an abundance of furniture. A feature electric fireplace, three sizeable uPVC double glazed windows with amazing sea views across to Berry head, Brixham and a gas central heated radiator. Doors leading into:-

CONSERVATORY - 5.48m x 2.77m (17'11" x 9'1")

An exceptionally sized conservatory to the front of the property with breathtaking sea views across from Thatchers Rock to Berry head, Brixham. Ample space for furniture making it an ideal further living area, double aspect uPVC double glazed windows and an archway opening into:-

DINING ROOM - 4.33m x 3.52m (14'2" x 11'6")

A sizeable formal family dining room perfect for entertaining. Space for a 8/10 seater dining table. Archway into the conservatory and a gas central heated radiator.

KITCHEN - 5.13m x 3.67m (16'9" x 12'0")

An exceptionally sized fitted kitchen boasting 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 electric double oven with grill integrated and a four ring gas hob. Complimentary tile backsplash, space and plumbing for an American fridge freezer and breakfast table. uPVC double glazed windows, doors leading into the sun room and a gas central heated radiator.

SUN ROOM - 3.02m x 2.49m (9'10" x 8'2")

A great sized sun room off of the kitchen that would make an ideal eat in area or alternatively a craft room. uPVC double glazed windows to all three aspects and a uPVC double glazed door leading out to the gardens.

UTILITY ROOM - 2.89m x 1.76m (9'5" x 5'9")

Space and plumbing for a washing machine and tumble dryer with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, uPVC double glazed windows overlooking the gardens, a uPVC double glazed door leading out to the side access and a gas central heated radiator.

CLOAKROOM

A low level flush WC, a vanity wash hand basin with fitted storage below and to the side and a uPVC obscure double glazed window.

SECOND FLOOR

BEDROOM ONE - 5.14m x 3.5m (16'10" x 11'5")

A phenomenally sized master bedroom with breathtaking sea views. Bundles of space and a vast amount of fitted wardrobes. uPVC double glazed windows and a gas central heated radiator. Door leading into:-

EN-SUITE

A contemporary master en-suite boasting a low level flush WC, a wall mounted wash hand basin and a triple shower unit. Complimentary tiled walls and flooring, uPVC obscure double glazed windows, a grey heated towel rail and extractor fan.

BEDROOM TWO - 3.96m x 2.95m (12'11" x 9'8")

A generously sized second double bedroom overlooking the picturesque rear gardens. uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 2.94m x 2.91m (9'7" x 9'6")

A sizeable third double bedroom again overlooking the well maintained gardens. uPVC double glazed window and a gas central heated radiator.

SHOWER ROOM

A modern family shower room comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a triple shower unit. PVC and tiled walls, a uPVC obscure double glazed window and a heated towel rail.

OUTSIDE

A large and sunny rear gardens that has been thoughtfully designed and boasts a large lawned section with a variety of mature plants and shrubs, as you follow up the garden steps lead you to a sizeable patio area perfect for admiring the wonderful views with a summer house also and further steps then lead you to an exceptionally sized decking area perfect for outdoor dining and entertaining.

PARKING

Off road parking for several vehicles.

DOUBLE GARAGE

Electric roller door opening into a large double garage with overhead lighting and electrical points. Stairs to:-

LARGE STORAGE AREA



Address

Dolphin Crescent, Paignton, TQ3 1JZ

Tenure

FREEHOLD

Council Tax Band

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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.