



Rowbrook Close | Paignton | TQ4 7BU

Asking Price Of £270,000

A spacious three bedroom semi detached house located within a quiet cul-de-sac in the extremely sought after location of Roselands. The property comprises of a welcoming inner porch way, a large lounge/diner, a modern kitchen, three double bedrooms, a contemporary family bathroom, a further cloakroom, off road parking for 2/3 vehicles, a garage and a great sized rear garden. The home is perfectly positioned within close proximity of Roselands and White rock primary, Paignton Academy and South Devon college, an array of supermarkets and eating establishments, bus routes and much more.

- OFF ROAD PARKING
- GARAGE
- SOUGHT AFTER LOCATION
- THREE DOUBLE BEDROOMS
- SUNNY AND ENCLOSED REAR GARDENS
- MODERN KITCHEN AND BATHROOM

ENTRANCE PORCH A front door opening into a welcoming inner porch way with uPVC double glazed windows to the side aspect, space for shoe and coat storage, overhead lighting and a secondary door opening into:-

LOUNGE/DINER - 7.19m x 3.65m (23'7" x 11'11") A wonderfully large and light open lounge/diner perfect for entertaining and space for an abundance of furniture. A feature fireplace, double aspect uPVC double glazing with windows to the front and rear aspect, tv and internet points, coving and two gas central heated radiators.

KITCHEN - 3.46m x 2.38m (11'4" x 7'9") A beautifully modern kitchen boasting a range of overhead, base and drawer units with solid oak work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, Space and plumbing for a washing machine, dishwasher, electric or gas cooker and fridge freezer. A deep walk in pantry cupboard with shelving and lighting. uPVC double glazed window overlooking the sunny gardens and a uPVC double glazed door leading out to the rear.

FIRST FLOOR

BEDROOM ONE - 3.83m x 3.3m (12'6" x 10'9") A brilliantly large master bedroom to the front aspect of the home. Space for ample furniture, a range of deep built in wardrobes and drawers, uPVC double glazed window and a gas central heated radiator.



BEDROOM TWO - 3.3m x 3.28m (10'9" x 10'9") A further extremely generously double bedroom overlooking the well-kept gardens. Built in cupboard with fitted shelving, uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 2.9m x 2.85m (9'6" x 9'4") A great sized third smaller double bedroom again to the front aspect of the home. uPVC double glazed window and a gas central heated radiator.

BATHROOM A contemporary family bathroom comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a walk in panelled bath unit with shower attachments above and a protective glass shower screen. Complimentary tiled walls, a uPVC obscure double glazed window and a white heated towel rail.

CLOAKROOM A useful and handy further WC with a uPVC obscure double glazed window.

OUTSIDE A sunny, enclosed and easy to maintain rear garden that boasts two large tiers all laid to patio slabs perfect for entertaining and outdoor dining. Outdoor water tap, side access gate leading to the front driveway and a courtesy door leading into the garage.

PARKING Off road parking for 2/3 vehicles on a block paved driveway.

GARAGE A metal up and over door opening into the single garage, ample space for storage, gas and electric metres and a wall mounted Baxi combination boiler.

Address 'Rowbrook Close, Paignton, TQ4 7BU'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

Contact Details

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