



Garfield Road | Paignton | TQ4 6AX

Offers Over £350,000

A gorgeous five bedroom home located just a stones throw off of Paignton beach. The home has been renovated to a high standard and is move in ready for any lucky new buyer! The property comprises of a welcoming entrance hallway, a large living room/diner perfect for entertaining, a modern kitchen/breakfast room, a utility room, five double bedrooms, two spa like family bathrooms, off road parking and a courtyard. The property is ideally located just moments from an array of amenities such as Paignton beach and green, a variety of restaurants and shops, Paignton bus and train station as well as much more. The property is being offered with no onward chain!

- NO CHAIN!
- HIGHLY RENOVATED
- SPA LIKE BATHROOMS
- FIVE DOUBLE BEDROOMS
- OFF ROAD PARKING
- COURTYARD
- SEA FRONT LOCATION

**ENTRANCE PORCH** An original wooden front door opening into the inner porch way with tiled flooring, overhead lighting and a secondary door opening into:-

**ENTRANCE HALLWAY** A wonderfully welcoming and wide entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor, overhead lighting, modern wall panelling and a gas central heated radiator.

**LOUNGE/DINER** - 9.15m x 4.38m (30'0" x 14'4") An incredibly large living room/diner perfect for entertaining with space for an abundance of furniture. TV and Internet points, a feature electric fireplace and beautifully exposed and restored floor boards throughout. uPVC double glazed bay window to the front aspect and uPVC double glazed French doors leading out to the courtyard. Coving and a gas central heated radiator.

**KITCHEN** - 9m x 2.88m (29'6" x 9'5") A beautifully modern and high-end kitchen boasting range of overhead, base and drawer navy shaker units with solid oak work surfaces above. A 1 bowl Belfast porcelain sink unit with brass effect mixer tap over, a range style gas cooker and an integrated dishwasher. A deep built in pantry cupboard, space for a freestanding fridge freezer, complimentary tile backsplash, two uPVC double glazed windows, breakfast bar seating and a door leading into

**UTILITY ROOM** - 3.02m x 1.42m (9'10" x 4'7") Space and plumbing for a washing machine and dryer with work surfaces above. Additional navy shaker style units, uPVC double glazed windows and a uPVC double glazed door leading out to the rear of the property.

#### FIRST FLOOR

**BEDROOM ONE** - 5.32m x 4.82m (17'5" x 15'9") An exceptionally large master bedroom to the front aspect of the property boasting space for an abundance of furniture. High ceilings, barn style doors opening into a walk-in wardrobe, UPVC double glazed bay window and a gas central heated radiator.



**BEDROOM TWO** - 3.97m x 2.85m (13'0" x 9'4") A second incredibly spacious double bedroom overlooking the rear of the home. UPVC double glazed window and a gas central heated radiator.

**FAMILY BATHROOM** A luxurious and spa like family bathroom boasting a low-level flush WC, a vanity wash hand basin with an up cycled Victorian unit beneath for additional storage, a freestanding claw foot bath tub and a walk in triple shower unit. Contemporary wall panelling, a cast iron radiator and a uPVC obscure double glazed window.

**SHOWER ROOM** A contemporary further shower room comprising a three piece suite of a low level flush WC, a pedestal wash hand basin and a double shower unit. Complimentary tiling, a uPVC obscure double glazed window and a chrome heated towel rail.

#### SECOND FLOOR

**BEDROOM THREE** - 3.87m x 2.81m (12'8" x 9'2") A third generously sized double bedroom offering a great amount of space, uPVC double glazed window and a gas central heated radiator.

**BEDROOM FOUR** - 4.11m x 2.88m (13'5" x 9'5") A fourth brilliantly large bedroom overlooking the rear aspect of the property, uPVC double glazed window and a gas central heated radiator.

**BEDROOM FIVE** - 3.57m x 2.26m (11'8" x 7'4") A fifth double bedroom that could alternatively make an ideal office/study/games room/craft room etc, uPVC double glazed window and a gas heated radiator.

**OUTSIDE** A rear courtyard that is laid to concrete perfect for alfresco dining as well as a low maintenance front garden.

**PARKING** Off road parking for two vehicles.

Address 'Garfield Road, Paignton, TQ4 6AX'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '65 | D'

#### Contact Details

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