



Cherry Brook Drive | Paignton | TQ4 7NB

Offers Over £300,000

A substantially sized four bedroom family home located in the desirable location of Cherrybrook, Paignton. The property comprises of a welcoming inner porch way, a large living room through to dining room, a kitchen, a downstairs WC, four bedrooms, a modern shower room, off road parking and sunny rear gardens. The home is ideally situated in a great spot and is just moments from schools, local shops, doctors and pharmacies, dentists, bus links, Broadsands beach and much more!

- 4 BEDROOMS
- SOUGHT AFTER CHERRY BROOK LOCATION
- SHORT WALK FROM AN ARRAY OF AMENITIES
- LARGE ACCOMODATION
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN

ENTRANCE PORCH A double glazed front door opening into a welcoming entrance porch way with overhead lighting, UPVC double glazed windows to the side and secondary door opening into:-

LIVING ROOM A beautifully bright and open living room that flows into the rest of the ground floor accommodation perfect for entertaining. Space for an abundance of furniture, stairs rising to the first floor, laminate wood effect flooring, a feature electric fireplace, uPVC double glazed tilt and turn doors the open out onto the picturesque front gardens and a gas central heated radiator.

DINING AREA - 3.31m x 2.75m (10'10" x 9'0") A spacious dining area that is open into the living room, space for a 6 seater dining table, uPVC double glazed tilt and turn doors leading out to the sunny gardens and a gas central heated radiator.

KITCHEN - 2.98m x 2.99m (9'9" x 9'9") A 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 a four ring hob and extractor hood above. Space and plumbing for a washing machine and fridge freezer. Tile backsplash and a uPVC double glazed window.

CLOAKROOM A low level flush WC.

INFORMAL ROOM - 5.7m x 2.38m (18'8" x 7'9") A wonderfully spacious room that was formally the garage that is currently being utilised as a games room/den. uPVC double glazed windows, overhead lighting and electrical points.

Address 'Cherry Brook Drive, Paignton, TQ4 7NB'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '38 | F'

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FIRST FLOOR

BEDROOM ONE - 4.35m x 3.07m (14'3" x 10'0") An exceptionally large master bedroom overlooking the front aspect of the home. Space for a vast amount of furniture, built in wardrobe, uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO - 3.34m x 2.8m (10'11" x 9'2") A further generously sized double bedroom overlooking the well-kept rear gardens. Built in wardrobe, uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 4.01m x 2.41m (13'1" x 7'10") A great sized double bedroom with ample space. uPVC double glazed tilt and turn doors leading out to a sun terrace and a gas central heated radiator.

BEDROOM FOUR - 3.55m x 2.18m (11'7" x 7'1") A large single bedroom, uPVC double glazed window and a gas central heated radiator.

SHOWER ROOM A contemporary family shower room boasting a low level flush WC, a vanity wash hand basin with fitted storage below and a walk in triple shower unit. Complimentary modern tiling, extractor fan, uPVC obscure double glazed windows and a chrome heated towel rail.

OUTSIDE A sunny, enclosed and private rear garden that is designed over two levels with the first tier being laid to patio slabs perfect for alfresco dining. Steps then lead up to the second section of the garden that is laid to pebble stones for ease of maintenance and a further patio area. A variety of mature shrubs and plants, a water tap and side gate access.

PARKING Off road parking for a vehicle.

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.