



Grosvenor Road | Paignton | TQ4 5AZ

A substantially sized six bedroom detached family home located just a stones throw from Paignton town and beach. The home offers an abundance of space and comprises of an inner porch way that opens into a wide and welcoming entrance hallway, a large living room, a spacious kitchen/diner, a utility room, six double bedrooms, two of which are en-suite, two further family bathrooms, off road parking, a double garage and large level rear gardens. The property is conveniently situated within easy reach of Paignton town, Paignton beach and harbour, bus and train links, schools, shops and much more.

Asking Price Of £525,000

- SUBSTANTIALLY SIZED DETACHED FAMILY HOME
- MASTER EN-SUITE AND WALK IN WARDROBE
- DOUBLE GARAGE
- OFF ROAD PARKING
- LEVEL REAR GARDENS
- 5/6 DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES

ENTRANCE PORCH A uPVC double glazed front door opening into a welcoming inner porch way with laminate flooring, overhead lighting, a gas central heated radiator and a secondary door opening into:-

ENTRANCE HALLWAY A wide entrance hallway with doors leading to the adjoining rooms, stairs rising to first floor, a deep under stairs storage cupboard, overhead lighting and a gas central heated radiator.

LIVING ROOM - 5.22m x 3.69m (17'1" x 12'1") A wonderfully spacious living room to front aspect of the property with space for a vast amount of furniture, a feature gas fireplace, tv and internet points, a uPVC double glazed bay window and a gas central heated radiator.

KITCHEN/DINER - 5.95m x 4.4m (19'6" x 14'5") A spectacularly large kitchen/diner boasting a range of overhead, base and drawer high gloss units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an eye level electric AEG oven, an eye level microwave grill, a four five ring induction hob with extractor hood above. An integral fridge freezer and dishwasher, breakfast bar seating for 3 with fitted storage below, space for a 8 seater dining table, uPVC double glazed window and gas central heated radiator.

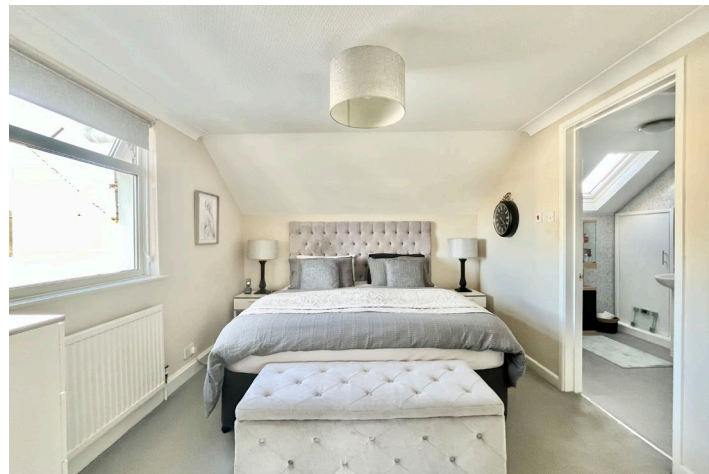
UTILITY ROOM - 3.06m x 2.76m (10'0" x 9'0") An extraordinary sized utility room with space and plumbing for a washing machine and dryer, a range of base and overhead units, uPVC double glazed windows and a uPVC double glazed door leading out to the rear.

BEDROOM 6/ STUDY - 3.82m x 2.78m (12'6" x 9'1") A great sized room that would make an ideal study/office/playroom etc. uPVC double glazed windows and a gas central heated radiator.

BATHROOM A modern family bathroom comprising a three piece suite of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. uPVC obscure double glazed window and a gas central heated radiator.

FIRST FLOOR

BEDROOM TWO - 3.69m x 3.44m (12'1" x 11'3") An incredibly large double bedroom with a vast amount of room. uPVC double glazed bay windows, a gas central heated radiator and a door leading into:-



EN-SUITE A sizeable en-suite comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a walk in double shower unit. Extractor fan and complimentary PVC panelled walls.

BEDROOM THREE - 2.96m x 2.56m (9'8" x 8'4") A great sized third double bedroom overlooking the picturesque rear gardens. A walk in wardrobe with fitted shelving and hanging space, uPVC double glazed window and a gas central heated radiator.

BEDROOM FOUR - 3.81m x 2.8m (12'6" x 9'2") A fourth spacious double bedroom to the side aspect of the home with a vast amount of room for furniture. uPVC double glazed window and a gas central heated radiator.

BEDROOM FIVE - 4.4m x 2.87m (14'5" x 9'4") A further generous bedroom that again could alternatively make an ideal study/games room etc. uPVC double glazed window, a uPVC double glazed door leading out to the sun terrace and a gas central heated radiator.

BATHROOM A three piece suite boasting of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. A uPVC obscure double glazed window and a gas central heated radiator.

SECOND FLOOR

BEDROOM ONE - 3.42m x 3.2m (11'2" x 10'5") A spectacularly large master bedroom suite located on the whole second floor of home boasting an abundance of space. Eaves storage, uPVC double glazed windows, a gas central heated radiator, door leading into the en-suite and an archway opening into

DRESSING ROOM - 4.05m x 3.43m (13'3" x 11'3") A phenomenal walk in dressing room with additional eaves storage, a uPVC double glazed window and a gas central heated radiator.

EN-SUITE A modern master en-suite comprising of a low level flush WC, a pedestal wash hand basin and a walk in corner shower unit. PVC panelled walls, a Velux window and a gas central heated radiator.

OUTSIDE

REAR GARDEN A beautifully landscaped, enclosed and level rear garden that has been thoughtfully designed for ease of maintenance with a large patio area perfect for outdoor dining and entertaining, a sizeable artificial lawned section and a pebble stoned area. Within the gardens is access to the double garage, steps leading up to the sun terrace and side gate access.

PARKING Off road parking for 2/3 vehicles on a concrete laid driveway.

GARAGE - 4.88m x 4.62m (16'0" x 15'1") A metal up and over door opening into a sizeable double garage with overhead lighting and electrical points.

Address 'Grosvenor Road, Paignton, TQ4 5AZ'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating 'TBC'

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