



Catherine Crescent | Paignton | TQ4 5JU

Asking Price Of £399,950

A substantially sized four bedroom detached house located within a quiet and exclusive cul-de-sac in Paignton. The property comprises a welcoming entrance hallway, a spacious living room, a large and modern kitchen/diner, a further formal dining room/snug, a further study, a downstairs cloakroom, four double bedrooms with two of the bedrooms being en-suite, a further family bathroom, an integral garage, off road parking, beautifully landscaped rear gardens and picturesque sea views. The home is perfectly positioned within easy reach of schools, an array of supermarkets, Goodrington beach, bus links and more. The property is being offered with no onward chain!

- NO CHAIN!
- FOUR DOUBLE BEDROOMS
- TWO EN-SUITES
- GARAGE AND PARKING
- QUIET CUL-DE-SAC LOCATION
- LANDSCAPED REAR GARDENS

ENTRANCE A uPVC double glazed front door opening into a wide and welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor, overhead lighting, dado rails and a gas central heated radiator.

KITCHEN - 5.54m x 2.59m (17'14" x 8'6") A beautifully bright and modern kitchen/breakfast room 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 single oven with grill integrated and a four ring induction hob with extractor hood above. Further integrated appliances include dishwasher and fridge freezer, breakfast bar seating for 4, uPVC double glazed window and a gas central heated radiator.

DINING ROOM/SNUG - 3.45m x 2.54m (11'4" x 8'4") A wonderfully sized additional reception room that leads through from the kitchen and then through to the lounge as well as out to the gardens, perfect for entertaining. uPVC double glazed sliding patio doors, sea glimpses across to Torquay and a gas central heated radiator.

LIVING ROOM - 4.09m x 3.84m (13'5" x 12'7") A beautifully bright and spacious living room overlooking the rear gardens, space for ample furniture, a feature electric fireplace with a marble surround, uPVC double glazed sliding patio doors leading out to the gardens and a gas central heated radiator.

OFFICE - 2.44m x 1.91m (8'0" x 6'3") A spacious office to the front aspect of the property that would also make a perfect hobby room/playroom etc. uPVC double glazed window and a gas central heated radiator.

CLOAKROOM A useful downstairs cloakroom boasting a low level flush WC and a wall mounted wash hand basin. uPVC double glazed obscure window and a gas central heated radiator.

BEDROOM ONE - 3.81m x 3.51m (12'6" x 11'6") A beautifully bright and large master bedroom to the front aspect of the property offering ample space for furniture. An original stained glass window, uPVC double glazed sliding patio doors leading out to the sun terrace, a gas central heated radiator and a door leading into.

Address 'Catherine Crescent, Paignton, TQ4 5JU'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '73 | C'

Contact Details

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ENSUITE A sizeable master ensuite comprising of a low-level flush WC, a pedestal wash hand basin and a walk-in double shower unit. Tiled walls, extractor fan, uPVC obscure double glazed window and a gas heated radiator.

BEDROOM TWO - 3.76m x 3.4m (12'4" x 11'2") An incredibly spacious double bedroom with breathtaking sea views across to Thatcher's rock, Torquay. Deep built in wardrobes, uPVC double glazed window, gas central heated radiator.

BEDROOM THREE - 3.73m x 2.79m (12'3" x 9'2") A further generously sized third double bedroom with again phenomenal sea views. Ample room, deep built in wardrobes, uPVC double glazed window and a gas central heated radiator.

BEDROOM FOUR - 4.01m x 2.92m (13'2" x 9'7") A fourth brilliantly sized double bedroom overlooking the charming front gardens, uPVC double glazed window and a gas central heated radiator. Door leading into:-

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

BATHROOM A sizeable family bathroom boasting a three piece suite of a low level flush WC, a pedestal wash hand basin and a panelled bath unit. Complimentary tiled walls, a uPVC obscure double glazed window and a gas central heated radiator.

OUTSIDE

GARAGE - 5.87m x 2.82m (19'3" x 9'3") A metal electric roller garage door which can be operated by a remote control fob, opening into the larger than usual garage with overhead lighting and electrical points, the wall mounted combination boiler, space and plumbing for a washing machine and dryer and an internal door leading into the house.

REAR GARDEN A beautifully landscaped rear garden that has been thoughtfully designed for both ease of maintenance and style. The gardens boast a large decking area perfect for outdoor dining and entertaining, a patio area as well as a lawned section.

PARKING Off road parking for a vehicle leading up to the garage.

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.