



Cranberry Grove | Paignton | TQ4 7UN

Asking Price Of £290,0000

A beautifully presented three bedroom semi detached house located on the highly desirable development of Berry Acres, Paignton. The property itself comprises of a welcoming entryway, a spacious living room, a large kitchen/diner, a useful downstairs cloakroom, three double bedrooms with the master being en-suite, a further modern family bathroom, sunny rear gardens and off road parking for 2 vehicles. The property is perfectly positioned within a quiet cul-de-sac and is within easy reach of supermarkets, schools, restaurants, bus links and more. The property is being offered with no onward chain!

- NO CHAIN!
- MODERN KITCHEN/DINER
- NEWLY BUILT IN 2022
- OFF ROAD PARKING
- PRIVATE REAR GARDENS

ENTRANCE A composite double glazed front door opening into a welcoming entrance hallway, stairs rising to the first floor and a door leading into the:-

LOUNGE A bright and spacious lounge to the front aspect of the home, tv and internet points, uPVC double glazed window and a gas central heated radiator.

KITCHEN/DINER A beautifully light and large kitchen/diner boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, a vast range of integrated appliances include electric oven with grill integrated and a four ring induction hob with extractor hood above, as well as integrated dishwasher, washing machine and fridge freezer. Space for a 6 seater dining table, uPVC double glazed window, uPVC double glazed French doors leading out to the gardens and a gas central heated radiator.

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

FIRST FLOOR

BEDROOM ONE A wonderfully spacious master bedroom with superb countryside views, deep built in mirror fronted wardrobes, uPVC double glazed window and a gas central heated radiator.



EN-SUITE A modern master en-suite comprising a low level flush WC, a pedestal wash hand basin and a walk in double shower. Complimentary tiling, uPVC obscure double glazed window, extractor fan, shaver point and a chrome heated towel rail.

BEDROOM TWO A further generously sized double bedroom overlooking the rear gardens, uPVC double glazed window, gas central heated radiator.

BEDROOM THREE A sizeable third smaller double bedroom again overlooking the gardens. uPVC double glazed window and a gas central heated radiator.

BATHROOM A contemporary family bathroom boasting a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above and a protective glass shower screen. Modern tiling, extractor fan, a uPVC obscure double glazed window and a gas central heated radiator.

OUTSIDE A sunny rear garden that is predominantly laid to lawn with a sizeable patio area perfect for outdoor dining and entertaining.

PARKING Off road parking for 2 vehicles in tandem.

Address 'Cranberry Grove, Paignton, TQ4 7UN'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '84 | B'

Contact Details

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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.