



**Gibson Road | Broadsands Park | Paignton | TQ4 7LT**

**Asking Price Of £325,000**

A 3 bedroom detached family house, located in this highly desirable area served well by local amenities. The property offers well planned accommodation with a lounge/diner, well appointed kitchen, study and utility room with 3 double bedrooms and shower room. Good sized rear gardens and ample parking. Cherrybrook shops and doctors surgery are a few minutes walk with Paignton town centre approximately 1 1/2 miles distant. Early viewing recommended.

- 3 BEDROOM DETACHED HOUSE
- DOUBLE GLAZING AND CENTRAL HEATING
- LOUNGE/DINER
- GARDENS
- PARKING

**ENTRANCE PORCH** Double glazed front door. Two double glazed windows with frosted glass. Woodgrain effect flooring. Panelled door to:-

**LOUNGE/DINER** 24' 3" x 10' 7" (7.4m x 3.23m) A welcoming room with contemporary stainless steel electric pebble fire set on hearth with matching surround and painted wooden mantel over. Double glazed window overlooking the front garden. Central heating radiator. TV connection point. Telephone point. At the dining area there is another central heating radiator and double glazed patio doors overlooking the rear garden. Woodgrain effect flooring throughout. Two stainless steel ceiling light clusters. Archway to:-

**KITCHEN** 9' 6" x 8' 2" (2.92m x 2.51m) A range of 'Burford' light oak effect fronted units with brushed steel handles and soft close comprising:- 1.5 bow l single drainer stainless steel sink unit with contemporary chrome mixer tap over plus cupboards below. Adjoining work surface with inset four burner stainless steel Lamona gas hob with a range of drawers below plus plumbing for dishwasher. Further work surface with a range of cupboards under one having a 'magic corner' pull out storage unit plus stainless steel fan assisted electric oven/grill. Space for upright fridge freezer. Range of matching wall units with under pelmet lighting. Stainless steel cooker hood with light. Part tiled walls. Range of brushed steel switches and sockets. Double glazed window overlooking the rear garden. Double glazed door leading to rear garden. Chrome spotlight clusters. Tiled effect flooring.

**OFFICE** 9' 1" x 7' 6" (2.77m x 2.31m) Double glazed window overlooking the front. Unit with display shelving and cupboard above housing gas and electric meters plus trip switch style fuse box. Central heating radiator. Coved ceiling with chrome spotlight clusters. Panelled door leading to:-

**UTILITY ROOM** 7' 6" x 5' 8" (2.29m x 1.75m) Granite effect roll edge work surfaces with inset stainless steel sink unit with plumbing for washing machine below and various appliance spaces. Light oak fronted wall units with display shelving. Part tiled walls. Extractor fan. Spotlight clusters.

**INNER HALLWAY** Walk in understairs cupboard with central heating radiator and storage shelving with light.. Staircase with radiator to first floor.

**FIRST FLOOR LANDING** Access to insulated loft space with lighting and housing Bosch gas combination boiler for central heating and hotwater controlled by a remote digital control panel.

**BEDROOM ONE** 13' 9" x 10' 4" (4.2m x 3.15m) Double glazed window overlooking the front garden and with open outlook beyond. Central heating radiator. TV point.

**BEDROOM TWO** 11' 6" x 10' 4" (3.51m x 3.15m) Double glazed window overlooking the rear garden. Central heating radiator.

**BEDROOM THREE** 10' 9" x 8' 2" (3.28m x 2.49m) Double glazed window with similar outlook as bedroom one. Central heating radiator. TV point.

**SHOWER ROOM** White suite comprising:- Double shower cubicle with chrome shower fitment over. Pedestal wash hand basin with chrome taps. Ladder radiator. Double glazed window. Part tiled walls. Woodgrain effect flooring. Built in linen store cupboard with shelving.

**SEPARATE W/C** Matching white low level W/C with dual flush. Double glazed window. Woodgrain effect flooring. Part wood panelled walls.

**OUTSIDE**

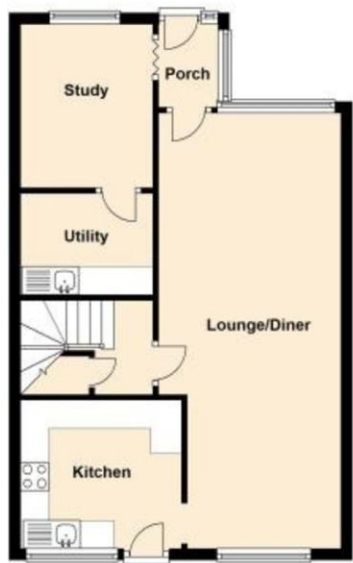
**FRONT** To the front is a level lawn garden with inset shrub rockery and surrounding shrub beds.

**PARKING** A gravel driveway provides off road parking for approximately 3-4 cars. It should be noted that the garden is large enough to make additional parking for cars, caravans, boats, etc. Subject to any planning consents and covenant releases required.

**REAR** To the rear is a larger than average garden laid out with a patio area directly accessed from the kitchen with gate to side footpath leading to the front garden with raised rose border. Power point. Three steps lead to a level lawn area with a range of mature shrubs offering a good degree of privacy plus rockery bed with further inset shrubs. Further steps lead to a second, small seating area, again with a range of mature shrubs offering much privacy. At the end of the garden is a 12' x 8' timber workshop with windows, power and lighting. Space for further shed or similar.

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.

Ground Floor



First Floor

