



Lutyens Drive | Paignton | TQ3 3LA

Offers Over £325,000

A beautifully presented four bedroom detached family home located on the popular heritage park development in Paignton. The property comprises of a welcoming entrance hallway, a large open lounge/diner, a modern kitchen, a useful downstairs cloakroom, four bedrooms with the master being en-suite, a further family bathroom, sunny rear gardens, off road parking and a garage. The property is ideally situated within easy reach of schools, supermarkets, the ring road, doctors and pharmacies as well as much more.

- MODERN KITCHEN
- FOUR BEDROOMS
- MASTER EN-SUITE
- GARAGE
- OFF ROAD PARKING
- LANDSCAPED REAR GARDENS



A uPVC double glazed front door opening into a wide and welcoming entrance hallway with doors leading through to the adjoining rooms, stairs rising to the first floor, an under stairs storage cupboard and a gas central heated radiator.

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

**LOUNGE/DINER** A wonderfully spacious and light filled lounge/diner perfect for entertaining. With space for ample furniture, tv and internet points, a uPVC double glazed window and uPVC double glazed French doors leading out to the beautifully landscaped rear gardens. Two gas central heated radiators.

**KITCHEN** A beautifully modern and recently fitted kitchen boasting a range of overhead, base and drawer units with square edged work surfaces above. A 1 1/2 bowl composite sink and drainer unit, an eye level electric double oven with grill integrated and a four ring hob with extractor hood above. An integral dishwasher, space and plumbing for a washing machine, dryer and fridge freezer. uPVC double glazed window overlooking the front gardens, a double glazed door leading to the side of the property and a gas central heated radiator.

#### FIRST FLOOR

**BEDROOM ONE** A large master bedroom to the front aspect of the property. Built in wardrobes, uPVC double glazed window and a gas central heated radiator. Door leading into:-



**EN-SUITE** A three piece suite comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a walk in shower unit. Extractor fan, uPVC obscure double glazed window, a chrome heated towel rail and a gas central heated radiator.

**BEDROOM TWO** A second greatly spacious double bedroom offering space for ample furniture. A beautiful open outlook across to Hillhead Countryside, uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** A sizeable third bedroom overlooking the well manicured gardens, uPVC double glazed window and a gas central heated radiator.

**BEDROOM FOUR** A fourth spacious double bedroom, built in wardrobes, uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A sizeable 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. Tiled walls, shaver points uPVC obscure double glazed window and a gas central heated radiator.

**OUTSIDE** A beautifully landscaped rear garden that has been thoughtfully designed for both ease of maintenance and style. The garden boasts a large decking area perfect for outdoor dining and entertaining, a sizeable lawned section and a raised flower bed with mature shrubs and plants.

**PARKING** Off road parking to the front of the property leading up to the garage with a further large front garden to the side of the driveway which is laid to pebble stones with a selection of mature trees and shrubs.

**GARAGE** A metal up and over door, overhead lighting and electrical points.

Address '29 Lutyens Drive, Paignton,  
TQ3 3LA'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '66 | D'

#### Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

info@taylorsestates.co.uk  
01803 663561

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.