



Winsu Avenue | Preston | Paignton | TQ3 1QE

A substantially sized four bedroom detached family home located within the prestigious road of Winsu Avenue, in the highly desirable location of Preston, Paignton. The property offers an abundance of space and comprises of a welcoming inner lobby that leads through to a grand inner hallway, a large sitting room that leads through to a formal dining area, a wonderfully sized sun room, a spacious kitchen/diner, four double bedrooms with two of the bedrooms being en-suite, a further family shower room, beautifully landscaped rear gardens, off road parking, a garage and under house storage. The home boasts the most incredible sea views across the bay and is perfectly situated within easy reach of schools, Preston shops, doctors and pharmacies, Oldway mansions and more.

Asking Price Of £800,000

- SUBSTANTIALLY SIZED DETACHED HOME
- BREATHTAKING SEA VIEWS
- OFF ROAD PARKING
- GARAGE
- SOUTH FACING REAR GARDENS
- HIGHLY DESIRABLE LOCATION

ENTRANCE LOBBY Double oak front doors open into a welcoming entrance lobby complete with overhead lighting, tiled floors and access to the main hallway.

HALLWAY The impressive and grand inner hallway sets the tone with its generous proportions, doors leading to the adjoining rooms, a modern glass balustrade staircase leading to the first floor and a gas central heated radiator.

LIVING ROOM An impressively large living room boasting panoramic sea views across the bay and beautifully landscaped rear gardens. Designed for both relaxation and entertaining this room features an electric fireplace with marble surround, dual aspect uPVC double glazing and seamless access via sliding doors to the adjoining dining area.

DINING ROOM A bright and spacious dining area ideal for entertaining, the dining room accommodates an 8 seater table with ease and opens directly into the sun room. Overhead lighting and a gas central heated radiator.

SUN ROOM Bathed in natural light the spacious sun room is a perfect further sitting area, offering triple aspect uPVC double glazing with uninterrupted sea views, a sky lantern and access to the rear garden via a uPVC double glazed door.

KITCHEN/DINER A high end kitchen/diner, featuring a wide range of high quality base, drawer, and overhead units topped with granite effect work surfaces, it also includes integrated electric double oven and grill, an eye level integral microwave, a range style gas cooker with five ring gas hob and extractor hood above as well as integrated fridge and dishwasher. A 1.5 bowl composite sink with drainer, tile backsplash and Space for a 4/6 seater table. French doors open to the rear garden, with an additional glazed door leading to the front garden.

BEDROOM TWO A generously sized double room overlooking the manicured front gardens. Includes deep fitted wardrobes, dual aspect uPVC double glazing and gas central heating.



BEDROOM THREE Another spacious double bedroom, complete with uPVC windows, radiator and private access to:-

EN-SUITE A modern en-suite featuring a walk in triple shower unit, vanity wash basin with fitted storage below and a low level WC, tiled walls, a gas central heated radiator and obscure glazed window.

BEDROOM FOUR A versatile double bedroom ideal as a guest room, home office, or hobby space. Includes a fitted storage cupboard, uPVC window and central heating.

FAMILY BATHROOM A stylish and functional space featuring a walk in shower, wash hand basin and low level WC. Includes an obscure uPVC window and a gas central heated radiator.

FIRST FLOOR LANDING A spacious and inviting landing with a Velux window, ideal as a quiet reading nook.

BEDROOM ONE This expansive master suite offers a luxurious retreat with an abundance of space. With dual aspect uPVC windows, a wealth of fitted wardrobes and drawer units, two central heating radiators and private en-suite access.

MASTER EN-SUITE Modern and well appointed the en-suite includes a walk in shower, vanity basin with storage below, bidet, and low level WC.

OUTSIDE

REAR GARDEN A private and tranquil sanctuary. The landscaped rear garden is a sun-drenched oasis with a large raised sun deck perfect for alfresco dining, a spacious patio ideal for entertaining whilst the rest of the gardens are laid to lush lawn bordered by mature shrubs and vibrant planting. Additional features include access to under house storage/work shop (with power and lighting), side access to the front and direct entry to the garage.

GARAGE Larger than an average single garage, the garage includes an electric roller door, lighting, power points and plumbing for washing machine. A side door provides direct access to the garden.

FRONT GARDEN A block paved front driveway providing off road parking for 2 vehicles with a large front manicured garden to the side of the driveway.

**Address 'Winsu Avenue, Preston,
Paignton, TQ3 1QE'**

Tenure 'Freehold'

Council Tax Band 'F'

EPC Rating '65 | D'

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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.