



Offers Over £280,000

Eight Acre Drive ,  
Paignton, TQ4 7FZ

A three bedroom semi detached family home located on the popular development of Whiterock, Paignton. The property is well presented through out and comprises of a welcoming entrance hallway, a handy downstairs cloakroom, a large open plan kitchen/dining/living room perfect for modern day living, three bedrooms with the master being en-suite, a further modern family bathroom, landscaped rear gardens, off road parking and garage. The home was built in 2022 and benefits from 7 years remaining of its NHBC warranty. The property is ideally situated within easy reach of an array of amenities including primary schools, Paignton Academy and Churston Grammar, South Devon college, a wide selection of supermarkets and stores, restaurants, bus links and more.





**ENTRANCE** A composite double glazed front door opens into a wide and welcoming inner hallway with doors leading to the adjoins rooms, stairs rising to the first floor, a deep fitted storage cupboard where the fuse box and internet connection can be located, overhead lighting and a gas central heated radiator.

**KITCHEN/DINER/LIVING ROOM** A large open plan living space that caters perfectly to modern day living and entertaining.

The kitchen boasts a range of overhead, base and drawer units with roll edged work surface above. A 1 bowl stainless steel sink and drainer unit, an electric single oven with grill integrated and a four ring gas hob with extractor above. Within the kitchen is also a large fitted larder cupboard, space and plumbing for a dishwasher and American fridge freezer and a uPVC double glazed bay window.

The lounge/dining area offers space for ample furniture, a handy under stairs storage cupboard, tv point, uPVC double glazed French doors leading seamlessly into the gardens, further floor to ceiling double glazed windows to the side allowing an abundance of light to flood through and two gas central heated radiators.

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

**FIRST FLOOR**

**BEDROOM ONE** A spacious master bedroom to the front aspect of the property overlooking the well-manicured front gardens. Deep fitted mirror fronted wardrobes with hanging rails and fitted shelving, tv point, uPVC double glazed window, a gas central heated radiator and a door leading into:-

**EN-SUITE** A modern master en-suite boasting a low level flush WC, a pedestal wash hand basin and a walk in double shower unit. Complimentary marble effect porcelain tiling, extractor fan and a chrome heated towel rail.



**BEDROOM TWO** A second large double bedroom overlooking the sunny rear gardens offering ample space. uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** A third sizeable bedroom again to the rear aspect of the home. uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A contemporary family bathroom featuring a low level flush WC, pedestal wash hand basin and a panelled bath unit with shower attachments above and protective glass shower screen. Extractor fan, uPVC obscure double glazed window and a chrome heated towel rail.

Airing cupboard with fitted shelving and heater.

**OUTSIDE**

**REAR GARDENS** A sunny and enclosed rear garden that has been thoughtfully designed for ease of maintenance. The garden boasts a large patio area off of the living space perfect for indoor-outdoor living, with four steps then leading up to the second section of the garden that's feature a further patio area perfect for outdoor dining and entering and sizeable lawned section with a flower bed border offering an array of mature shrubs and plants. Outdoor water tap, outdoor lighting and a courtesy door leading into the garage.

**GARAGE** A sizeable garage with a metal up and over door, plumbing for a washing machine and dryer, ample space for storage, lighting and power points as well as a composite door leading out to the rear gardens.

**FRONT GARDEN** To the front of the property is off road parking leading up to the garage and the front of the property on a block paved driveway, a lawned section to the side of the driveway and a large flower bed featuring a selection of mature plants and shrubs.



Address 'Eight Acre Drive , Paignton, TQ4 7FZ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '83 | B'

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