



Offers Over £400,000

Duchy Drive, Preston,
Paignton, TQ3 1EX

A superb 3 bed detached bungalow tucked away in a small cul-de-sac and backing onto local woodland. The property is well presented having a large bright lounge with door to sun deck, modern kitchen with granite worktops and built in appliances, conservatory, 3 good sized rooms (2 en-suite) all with central heating and double glazing. From various rooms are delightful views over to the woods and some distant sea views. The gardens are of a good size being landscaped with two main decks and adjacent to Scadson woods. There is a large driveway leading to a garage plus a useful cellar/workshop. We advise an early viewing.



HALLWAY A composite double glazed front door opens into a welcoming hallway with stylish wood effect flooring. Features include a built in storage cupboard, doors leading to the adjoining rooms and a gas central heated radiator.

LOUNGE A generously sized and beautifully presented lounge filled with natural light from a large front facing double glazed window capturing beautiful sea views and further patio doors with side windows leading to the sun deck overlooking the rear gardens and woodland. A decorative fireplace, TV point, gas central heated radiator, and oak framed glazed door to:-

KITCHEN A modern high spec kitchen featuring a range of sleek high gloss wall, base and drawer units topped with premium black granite work surfaces. Includes integrated Neff oven and microwave, Hotpoint induction hob and a composite 1 1/2 bowl sink with mixer tap. Space provided for an American style fridge freezer. Dual aspect double glazed windows boasting tranquil views over Scaddon woodland. Finished with solid wood flooring, LED ceiling spotlights, brushed steel sockets and a contemporary radiator. Door to:-

CONSERVATORY A bright and versatile space, perfect for use as a dining room, garden room or a relaxing retreat. Features double glazed windows and patio doors opening onto the garden, with wood effect flooring throughout. Plumbing available for a washing machine and dryer.

BEDROOM ONE A wonderfully spacious master bedroom offering space for ample furniture, with a large picture window framing superb sea views, a gas central heated radiator and a door leading into:-

EN-SUITE/FAMILY SHOWER ROOM (Jack & Jill) Stylishly appointed with a corner shower unit, a vanity wash hand basin with fitted storage below, and a low level WC with concealed cistern. Complemented by contemporary wall tiling, a heated ladder towel rail, automatic sensor lighting and a uPVC obscure double glazed window. Also accessible from the hallway via an oak door.

BEDROOM TWO Another large double room featuring a great amount of space with double glazed window and modern radiator. Door to:-

EN-SUITE Fitted with a shower cubicle, vanity unit with wash basin, modern wall tiles, radiator, and double glazed window.



BEDROOM THREE A well-proportioned third bedroom featuring a double-glazed skylight, radiator, and ceiling with recessed LED spotlights.

FAMILY SHOWER ROOM As previously described, this stylish Jack & Jill shower room is shared with the master bedroom.

FRONT EXTERIOR Attractive landscaped front garden planted with a variety of shrubs and flowering plants. The property is enhanced by soffit mounted LED courtesy lighting for a welcoming effect at night.

PARKING Private driveway providing off road parking for up to 4 vehicles.

GARAGE - 17' 0" x 7' 6" (5.2m x 2.3m approx) Includes a remote controlled roller door, power, and lighting. Houses the gas boiler and meters for gas/electricity. Courtesy door leading into the gardens.

REAR GARDEN A beautifully landscaped and secluded garden with a paved seating area leading to an expansive sun deck, perfect for summer entertaining or BBQs, all with picturesque views over Scadson Woods. A second more intimate deck area is accessed directly from the lounge ideal for relaxing evening drinks. Steps lead down to terraced gardens filled with mature trees and shrubs, offering seclusion and tranquillity.

CELLAR / WORKSHOP Accessed via a uPVC door, this versatile space benefits from power and lighting ideal as a workshop or for additional storage.



Address 'Duchy Drive, Preston, Paignton, TQ3 1EX'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '58 | D'

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