



Offers Over £499,995

Beach Walk, Paignton,  
TQ4 6LZ

A beautifully presented four bedroom detached family home located within a private and prestigious cul-de-sac just moments off of Goodrington beach. The home has been finished to a wonderful standard with modern family living in mind. The property comprises of a welcoming inner hallway, a spacious living room, a modern kitchen/diner, a sizeable dining room, a useful downstairs cloakroom, a handy utility room with shower, three bedrooms, a family bathroom, landscaped rear gardens, a sun terrace and off road parking. The property is perfectly positioned and tucked away whilst still being a stones throw from an array of amenities, including beaches, local shops, restaurants, bus links, schools and more.



**ENTRANCE** A stylish composite double glazed front door opens into a warm and welcoming hallway, with stairs rising to the first floor. Access to all the principal ground floor rooms, while a handy understairs nook provides the perfect spot for coats and shoes. Overhead lighting and a gas central heated radiator.

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

**LIVING ROOM** Bright and spacious, this front aspect living room offers generous proportions and is currently arranged as a games room. A uPVC double glazed window fills the space with natural light, while an archway creates an easy flow into the kitchen/diner.

**KITCHEN / DINER** A stunning, contemporary kitchen/diner designed for both style and functionality. The kitchen boasts a range of overhead, base and drawer units topped with elegant quartz work surfaces, alongside two inset stainless steel sinks, one featuring an instant boiling water tap. Additional highlights include an integrated dishwasher, twin kitchen islands with additional storage below and breakfast bar seating.

Ample space for a range style cooker and American fridge freezer.

The casual seating area enjoys bi-folding doors that open directly to the garden creating an effortless indoor-outdoor living experience perfect for entertaining.

**DINING ROOM/BEDROOM 4** Just off the kitchen a formal dining room offers an ideal setting for gatherings with space for a six seater table and a uPVC double glazed window. This space would also make an ideal fourth single bedroom on the ground floor with a handy downstairs cloakroom and shower accessible for those with mobility issues.

**UTILITY ROOM / SHOWER ROOM** A practical utility space with plumbing for a washing machine and dryer, complemented by a walk in shower with modern tiling and a heated towel rail. A composite double glazed door provides direct garden access.



**FIRST FLOOR LANDING** Light filled and spacious the landing offers space for a potential reading nook or home office. Doors lead to the bedrooms, along with eaves storage. uPVC double glazed French doors open to a beautiful sun terrace, perfect for morning coffee or evening relaxation.

**BEDROOM ONE** A spacious and airy master bedroom boasting breathtaking sea views. Ample space for furnishings, a uPVC double glazed window and a gas central heated radiator make this a truly special retreat.

**BEDROOM TWO** A generous double bedroom to the front of the home, complete with uPVC double glazed window and gas central heated radiator.

**BEDROOM THREE** A well-proportioned single bedroom, ideal as a guest room, home office, or hobby space, with far reaching sea views, uPVC double glazed window and gas central heated radiator.

**BATHROOM** A stylish family bathroom fitted with a low level flush WC, wash hand basin and panelled bath with shower over. Finished with tiled walls, an obscure uPVC double glazed window and a gas central heated radiator.

**OUTSIDE** The sun drenched rear garden has been thoughtfully landscaped for low maintenance enjoyment, combining a luxurious quartz patio area ideal for al fresco dining and entertaining, with an artificial lawn section for year round greenery.



Address 'Beach Walk, Paignton, TQ4 6L'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'C'

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