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Offers Over £299,950

Blackberry Close,
Paignton, TQ4 7UB

A beautifully presented three bedroom family home located within a quiet cul-de-sac on the popular development of Berry Acres. The home was built only in 2023 and benefits from over 7 years of its NHBC warranty. The property comprises of a welcoming entrance hallway, a large living room, a spacious and modern kitchen/diner, a useful downstairs cloakroom, three bedrooms, a contemporary family bathroom, sunny gardens and off road parking for 2 vehicles. The home is ideally situated within easy reach of schools, south Devon college, an array of supermarkets, bus links and more.



ENTRANCE HALL A composite front door opens into warm and welcoming entrance hall. This generously proportioned space provides access to all principal ground floor rooms, stairs rising to the first floor. Features include a deep fitted storage cupboard, thermostat controlled heating and a gas central heating radiator.

LIVING ROOM A bright and airy dual aspect living room positioned at the front of the property. This spacious reception area offers ample room for a range of furnishings, with uPVC double glazed windows to the front and side, TV and internet points and a gas central heating radiator.



KITCHEN / DINING ROOM A modern open plan kitchen/diner ideal for family life and entertaining. The kitchen is fitted with a range of stylish wall, base and drawer units topped with roll edged work surfaces, a 1.5 bowl stainless steel sink with drainer, integrated electric oven with grill, four ring gas hob with extractor hood, and built in fridge freezer. There is space and plumbing for a washing machine, space for a dishwasher and ample room for a 6 seater dining table. Dual aspect double glazing floods the room with natural light with windows to the front and side, along with a composite double glazed door opening onto the rear garden.

CLOAKROOM A convenient and wide ground floor cloakroom comprising a low level WC and pedestal wash hand basin, complemented by an obscure uPVC double glazed window and gas central heating radiator.

FIRST FLOOR

BEDROOM ONE A generously sized master bedroom offering plenty of space and natural light, enhanced by dual aspect uPVC double glazed windows and a gas central heating radiator and thermostat.

BEDROOM TWO A spacious second double bedroom enjoying far reaching countryside views, with uPVC double glazed windows and a gas central heating radiator.

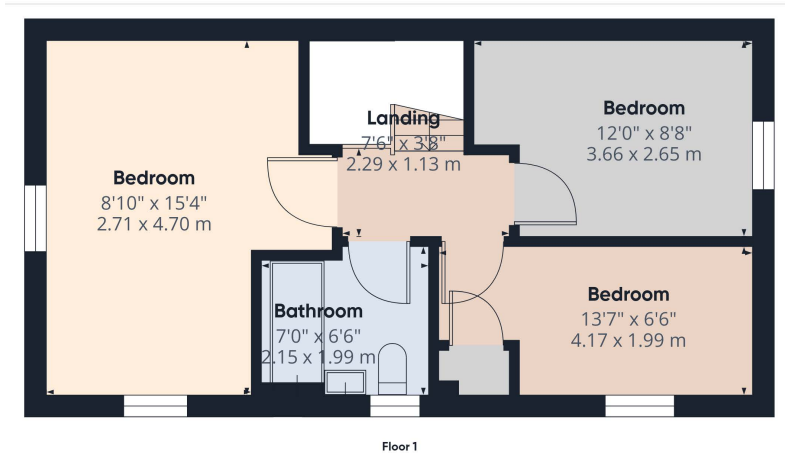
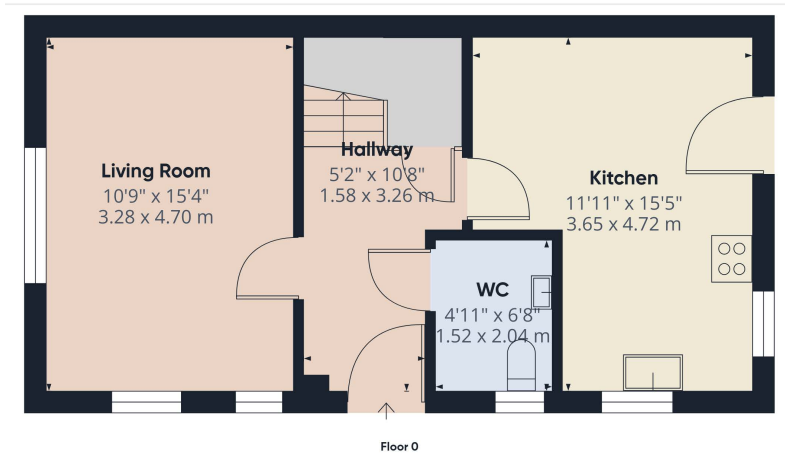
BEDROOM THREE A versatile third bedroom, perfect as a child's room, study, or hobby space. Features a uPVC double glazed window framing the picturesque rural outlook and a gas central heating radiator.

FAMILY BATHROOM A well appointed family bathroom featuring a panelled bath with shower over and glass screen, pedestal wash hand basin and low level WC. Finished with modern tiling, extractor fan, obscure uPVC double glazed window and a gas central heating radiator.

OUTSIDE

REAR GARDEN Enjoy outdoor living in the sunny rear garden backing onto open countryside and offering superb views. The garden features a patio area ideal for alfresco dining, a lawned area, timber shed, outdoor tap and gated side access.

PARKING Off road parking is provided for two vehicles.



Address 'Blackberry Close, Paignton, TQ4 7UB'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '84 | B'

Taylor's Estate Agents
24-26 Hyde Road
Paignton
Devon
Tq4 5by