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Asking Price Of £275,000

Rowbrook Close,
Paignton, TQ4 7BU

A spacious 3/4 bedroom semi detached family home located within a cul-de-sac on the popular development of Roselands. The property comprises of a welcoming entrance hallway, a large lounge/diner, a spacious kitchen, four bedrooms, a family bathroom, garage, low maintenance rear gardens and off road parking. The home is ideally situated within easy reach of both primary and secondary schools, South Devon college, an array of supermarkets, bus links, restaurants and more. The property is being offered with no onward chain!



ENTRANCE HALL A uPVC double glazed front door opens into a wide and welcoming entrance hall. This bright space features a staircase rising to the first floor, access to the main living areas and a gas central heated radiator.

LOUNGE / DINER – 7.85m x 3.41m (25'9" x 11'2") This impressively proportioned lounge/dining area is ideal for relaxing or entertaining. The room features an electric fireplace, TV and internet points, a uPVC double glazed window and two gas central heated radiators.

KITCHEN – 4.56m x 3.18m (14'11" x 10'5") A spacious and well appointed kitchen boasting a range of wall, base and drawer units with roll edged worktops. Features include a 1 1/2 bowl stainless steel sink and drainer, an integrated eye level electric double oven with grill, and a four ring induction hob with extractor above. There is space and plumbing for a washing machine, slimline dishwasher and fridge freezer. Finished with tiled splashbacks, a uPVC double glazed window and sliding patio doors leading directly to the rear gardens.



BEDROOM FOUR / STUDY – 3.3m x 2.16m (10'9" x 7'1") Located on the ground floor this flexible room is ideal as a fourth bedroom, home office, playroom or study. Complete with a uPVC double glazed window.

FIRST FLOOR

BEDROOM ONE – 4.03m x 3.28m (13'2" x 10'9") A generously sized principal bedroom situated at the front of the property, offering ample space for furnishings. Includes a corner shower unit, pedestal wash basin, uPVC double glazed window and a gas central heated radiator.



BEDROOM TWO – 3.7m x 2.93m (12'1" x 9'7") A spacious double bedroom overlooking the rear garden, featuring a uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE – 1.98m x 3.03m (6'5" x 9'11") A comfortable single bedroom, ideal for a child's room or guest space. Includes a built in wardrobe, uPVC double glazed window, and gas central heated radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising a paneled bath with overhead shower, freestanding vanity wash hand basin, and low level WC. Finished with tiled walls, a uPVC double glazed window and a gas central heated radiator.

OUTSIDE

REAR GARDEN A sunny, low maintenance garden designed for relaxation and entertaining. A raised sun deck accessed from the kitchen provides an ideal space for alfresco dining, with steps leading to a lower level patio. A further patio area to the side of the property offers additional outdoor space and access to the garage.

GARAGE & PARKING Detached garage with a metal up and over door. Additional off-road parking is available at the front of the property.

Address 'Rowbrook Close, Paignton, TQ4 7BU'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '69 | C'

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