



Asking Price Of £340,000

Dewberry Drive,
Paignton, TQ4 7TZ

A truly stunning almost new, built in 2022, four bedroom detached house. Set within the most desirable Berry Acres development on the outskirts of Paignton, this superbly maintained four-bedroom detached home presents a fantastic opportunity to acquire a modern family property in a highly convenient location.



Externally, the property features a driveway with space for two vehicles, a dedicated electric vehicle charging point and a detached garage. Roof-mounted solar panels offer improved energy efficiency and help lower utility costs.

Internally, the accommodation is spacious and practical. The ground floor comprises a bright entrance hallway, convenient cloakroom, a living room, and an open-plan kitchen/diner designed for family gatherings and everyday functionality.

Upstairs, the property has four bedrooms, including a master suite with an en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

The rear garden has been attentively cared for and benefits from a well-considered layout, with the current owners maintaining a vibrant and inviting outdoor space ideal for relaxing or entertaining.

Situated within the Berry Acres development on the periphery of Paignton, Dewberry Drive enjoys a prime residential position, which offers both convenience and excellent connectivity. The area is well served by local amenities, including major supermarkets such as Sainsbury's and ALDI. Families will benefit from the close proximity of a selection of reputable primary and secondary schools. Commuters and day-trippers alike will appreciate straightforward access to Brixham, Torquay, and central Paignton, all reachable within a short drive. Paignton Zoo, one of the region's most popular attractions, is also nearby. Just two miles away, the town centre presents a broad range of shops, restaurants, and the picturesque beaches for which the English Riviera is renowned.

DRIVEWAY & GARAGE The property benefits from a generously sized tarmac driveway, providing off-road parking for at least two vehicles. An electric vehicle charging point is installed for added convenience. At the end of the driveway lies a spacious garage with an up-and-over door, offering secure parking and additional storage. The garage is fully equipped with power and lighting, making it suitable for practical uses beyond vehicle storage.

A GARDEN TO ENJOY Accessed via a side gate adjacent to the garage, the rear garden is beautifully maintained outdoor space. A generous paved patio provides the right setting for alfresco dining or enjoying the sun. It is enhanced by an array of colourful potted plants that add charm and character. Gently tiering, the garden features a manicured lawn framed by mature shrubs, flowering borders, and established planting, creating a tranquil and private setting. A secondary seating area, set further back, offers a peaceful retreat ideal for quiet moments. The garden is fully enclosed with fencing, ensuring a safe and secluded environment, and benefits from outdoor lighting and a water tap. Steps lead directly to the kitchen/dining area, seamlessly connecting indoor and outdoor living spaces.

KITCHEN/DINING ROOM The kitchen/dining room is a beautifully presented, open-plan space that combines practicality with style. Fitted with a range of matching wall and base units, the kitchen features a roll-edge worktop and tiled splashback for a clean, modern finish. A one-and-a-half stainless steel sink and drainer sit beneath a double-glazed window overlooking the rear garden. Integrated appliances include a fridge/freezer, dishwasher, oven, and hob, all complimented by a sleek extractor hood. A practical breakfast bar provides a natural divide between the kitchen and the dining area, which comfortably accommodates a family dining table. Twin double-glazed doors open directly onto the rear garden, creating an effortless indoor-outdoor connection ideal for entertaining. A useful utility cupboard houses the gas combination boiler and provides additional storage, along with space and plumbing for laundry appliances. The room is finished with vinyl flooring, in keeping with the rest of the ground floor.

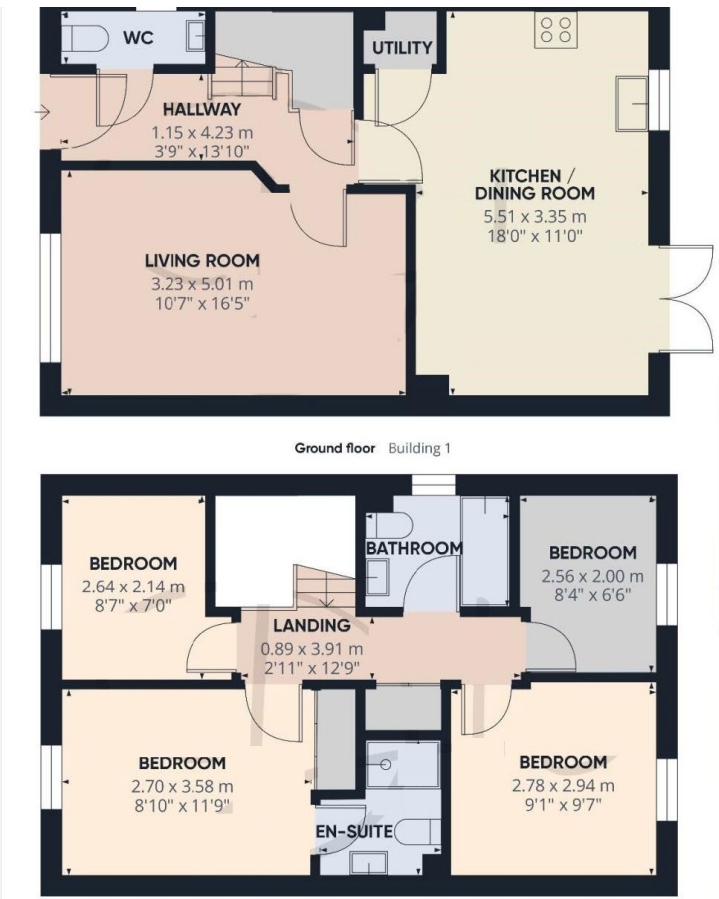
FIRST FLOOR The first-floor landing is reached via a carpeted staircase and continues with the same carpeting for a cohesive finish. It provides access to the upper-level rooms and includes a built-in storage cupboard, ideal for linen or household items. A ceiling hatch offers access to the loft, providing additional storage potential.

THE APPROACH The property approach is both attractive and welcoming. A neatly landscaped front garden, laid with decorative stone and enhanced by vibrant plants and flowers, creates an inviting first impression. A set of steps leads to a stylish, contemporary composite entrance door with double glazing, opening into a bright and inviting hallway. The hallway is finished with practical vinyl flooring and benefits from a wall-mounted radiator and thermostat for efficient temperature control. From here, doors lead to the kitchen and living room, while a convenient cloakroom is located adjacent to the entrance. A carpeted staircase rises to the first-floor landing, and an understairs cupboard offers useful additional storage.

CLOAKROOM Conveniently located off the main hallway, the cloakroom is thoughtfully appointed and features a low-level WC and a pedestal wash basin with tiled splashback. An obscured double-glazed window to the side elevation allows natural light while maintaining privacy, with a radiator positioned below for added comfort. The room is finished with easy-care vinyl flooring, and the consumer unit is neatly wall-mounted.

LIVING ROOM Positioned at the front of the property, the living room provides a generously sized and versatile space, ideal for both relaxing and entertaining. A wide double-glazed window invites in plenty of natural daylight, enhancing the room's airy feel. A radiator conveniently located beneath the window ensures comfort, and the layout easily accommodates a variety of furniture arrangements.

BEDROOM & BATHROOM SUITES This property offers four well-appointed bedrooms, all featuring built-in mirror-fronted wardrobes, radiators, and double-glazed windows that provide natural light and front or rear-facing views. Bedrooms two and four enjoy scenic views over the garden and countryside towards Paignton, Marldon, and Preston. The principal bedroom includes an en-suite shower room, complete with a large tiled shower cubicle, pedestal wash basin with mixer tap and low-level WC. Bedroom four offers additional flexibility, ideal for use as a dressing room, study, or a single bedroom. The contemporary bathroom is elegantly presented and features a modern three-piece suite. It includes a panelled bathtub with a mains-powered shower, complimented by a fully tiled surround. A pedestal wash basin with tiled splashback is accompanied by a low-level WC. An obscured double-glazed window to the side aspect allows natural light while maintaining privacy with a radiator beneath.



Address 'Dewberry Drive, Paignton, TQ4 7TZ'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '84 | B'

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