



Wilkins Drive | Paignton | TQ4 7FH

An impressively large four-bedroom family home located in the sought-after area of Whiterock, Paignton. Situated in an excellent location the home is within easy reach of schools, supermarkets, retail parks, bus links, South Devon College, restaurants, and more. This impressive property features a welcoming entrance hallway, a generously sized open-plan kitchen/diner/lounge perfect for entertaining, a utility room, a convenient downstairs WC, a formal living room, four well-proportioned bedrooms including a master with en-suite, a modern family bathroom, sunny south-facing rear gardens, and off-road parking.

Asking Price Of £365,000

- SOUTH FACING REAR GARDENS
- OFF ROAD PARKING
- LARGE LIVING ACCOMMODATION
- MASTER EN-SUITE
- CLOSELY LOCATED TO AN ARRAY OF AMENITIES
- OPEN PLAN LIVING

ENTRANCE A composite double-glazed front door welcomes you into a cozy inner hallway, featuring stairs leading to the first floor, a doorway to the ground floor rooms, overhead lighting, and a gas central heating radiator.

OPEN PLAN KITCHEN/DINER/LOUNGE - 8.53m MAX x 4.8m (27'11" x 15'8") A remarkably spacious and versatile open-plan kitchen, dining, and lounge area, ideal for contemporary living and entertaining. The kitchen is equipped with a range of wall-mounted, base, and drawer units complemented by roll-edge worktops. It includes a 1.5 bowl stainless steel sink with drainer, a built-in double electric oven with grill, a four-burner gas hob with extractor fan, integrated dishwasher, and fridge-freezer. The space also offers a convenient breakfast bar and recessed spotlighting. The dining and lounge area accommodates ample furniture, with TV and internet points, a large under-stairs storage cupboard, a uPVC double-glazed bay window, and two gas central heating radiators. Karndean flooring all through out.

UTILITY ROOM - 2.34m x 1.88m (7'8" x 6'2") This practical utility space provides plumbing for a washing machine and dryer, along with a base unit, roll-edge work surface and a single bowl stainless steel sink with drainer. A gas central heating radiator as well as a door leading to the cloakroom.

CLOAKROOM A generously sized and functional downstairs WC fitted with a low-level flush toilet, a pedestal washbasin, extractor fan, and gas central heating radiator.

FIRST FLOOR

LIVING ROOM - 4.78m x 3.48m (15'8" x 11'5") A light-filled and stylish formal sitting room overlooking the sunny rear garden. This space provides room for ample furnishings, TV point, uPVC double-glazed windows and French doors that open onto the gardens. A gas central heating radiator.

Address 'Wilkins Drive, Paignton, TQ4 7FH'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '86 | B'

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BEDROOM THREE - 3.78m x 2.67m (12'4" x 8'9") A well-proportioned double bedroom located at the front of the property with gorgeous countryside views, a uPVC double-glazed window and gas central heating radiator.

BEDROOM FOUR - 2.79m x 2.26m (9'1" x 7'4") A spacious fourth bedroom, also overlooking the front aspect with superb countryside views. A uPVC double-glazed window and a gas central heating radiator.

BATHROOM A modern family bathroom featuring a low-level flush WC, a pedestal sink, and a panelled bathtub. The walls are partially tiled, with an extractor fan and a gas central heated radiator completing the room.

SECOND FLOOR

BEDROOM ONE - 4.78m x 3.86m (15'8" x 12'7") A remarkably large master bedroom offering ample space for a variety of furnishings. Includes a built-in cupboard with two rails, a TV point, thermostat heating control, a uPVC double-glazed window, wonderful countryside views and a gas central heating radiator. A door also leads to

EN-SUITE A sleek, contemporary en-suite fitted with a low-level flush WC, a pedestal sink, and a spacious walk-in shower unit. The space is finished with complementary tiling, an extractor fan, and a gas central heating radiator.

BEDROOM TWO - 4.78m x 3.4m (15'8" x 11'1") An exceptionally spacious double bedroom, currently utilized as a walk-in dressing room. It features two deep eaves storage cupboards, uPVC double-glazed windows, and a gas central heating radiator.

OUTSIDE The south-facing rear garden has been thoughtfully designed for easy maintenance and to make the most of the sunlight. It features a combination of patio slabs and lawn, along with a large timber storage shed and a rear gate providing access to the parking area.

PARKING The property benefits from off-road parking for two vehicles at the rear.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.