



23 Lichfield Drive, Brixham, TQ5 8DN
Freehold Bungalow - Detached
£425,000

boycebrixham
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Occupying an enviable corner position on Lichfield Drive, this beautiful extended two-bedroom detached bungalow boasts immaculate contemporary interiors and stunning wrap-around gardens. The entrance hall is flooded with natural light and provides access to all rooms, setting a welcoming tone. The lounge is spacious and bright, thanks to its dual aspect windows, and features a charming fireplace as a focal point. The second bedroom, also a generous double, benefits from a front aspect window, ensuring plenty of natural light.

The master bedroom is particularly impressive, having been extended to incorporate ample fitted wardrobes and two sets of double-glazed French doors that open onto the private, enclosed rear garden. This room also features a stylish and modern en-suite shower room. The main bathroom, located centrally from the entrance hall, is finished to a high standard, with a full-sized bath and an overhead shower with a glass screen - adding another touch of luxury.

The kitchen/dining room is a particular highlight of the property, featuring an extensive range of modern wall and base units, integrated appliances, and stylish lighting including dimmable down-lighters and suspended feature lighting in the vaulted dining area. This room is designed for both functionality and style, with plenty of space for a family-sized table and chairs. Natural light streams in through dual aspect windows and skylights, creating a bright and airy atmosphere. Double-glazed doors open onto the garden, seamlessly blending indoor and outdoor living.

The rear garden is a delightful retreat, featuring a low maintenance paved patio with various seating areas - all bathed in sunlight, and a bespoke timber decked area that houses a full-sized, high-quality hot tub (included in the sale). A timber gate provides access to the driveway and garage, which has an electrically operated 'up and over' door. The front garden, with its expansive lawn and beautiful plants, enhances the property's kerb appeal and offers an additional patio space for outdoor enjoyment.

Conveniently located approximately one-mile from the town centre, this bungalow is well-positioned for easy access to local amenities. A bus stop situated just across the road provides excellent public transport links. The combination of modern, high-quality interiors and well-maintained gardens makes this property a perfect home for those seeking both comfort and style in a serene setting.

Council Tax Band: D



- High Quality Detached Bungalow
- Stunning Master w/ Ensuite Shower Room
- Sunny, Private and Eclose Rear Garden
- Smple Parking & Excellent Garage
- Two Double Bedrooms
- Impressive Valuted Dining Room
- Occupying Large Corner Plot
- Viewing Is Highly Reccommended

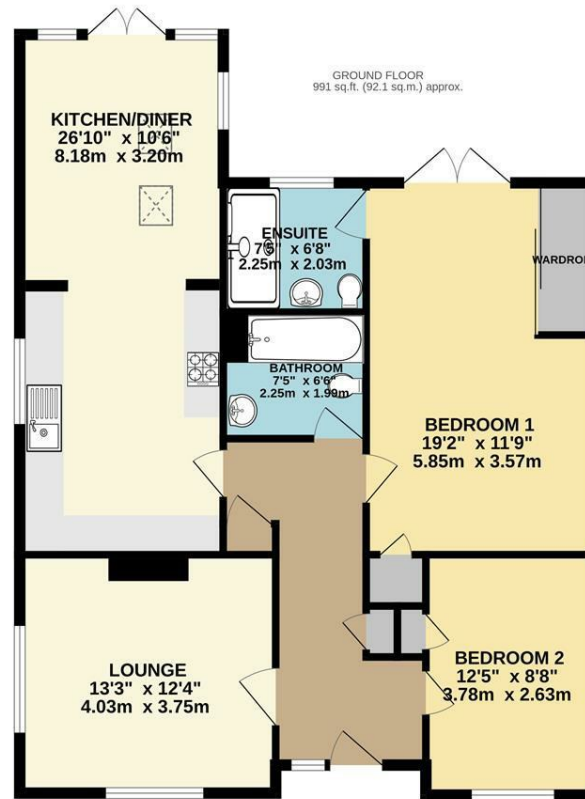


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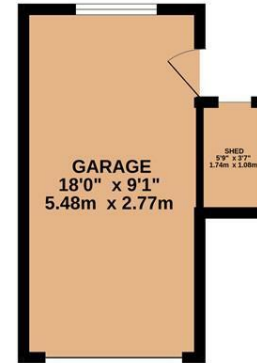
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OUTSIDE
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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