



51 Lichfield Drive, Brixham, Devon, TQ5 8DG
Freehold Bungalow - Detached
£450,000

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email property@ljboyce.co.uk call 01803 852736

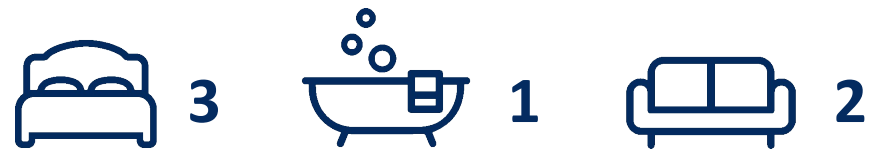
Situated in the favoured Copythorne area of Brixham which is a fantastic spot to make use of all that Brixham has to offer, yet in a quiet residential road with a bus service to hand. This property enjoys an elevated position which offers panoramic open town views to the front aspect and enjoys a good amount of natural light making this a very bright home. There are various convenience stores all within easy walking distance and the town centre is quick and direct. The local bus service into the town centre passes along Lichfield Drive.

The property itself is accessed via a spacious entrance hallway giving access to all the rooms, the living room is of particular note - dual aspect and a much larger-than-average room which is well presented and boasts a wood burner for cosy winter evenings. The kitchen diner is again particularly spacious, stylishly presented and makes for a very social family room. There is built in appliances and plenty of worktop and cupboard space, with a pretty outlook through the conservatory out to the rear garden. Beyond the conservatory there is integral access to the very useful garage (with light, power, and new electric door) and a hugely versatile workshop or home office. This space is will suit many different uses and is a real bonus to the offering here. The tree bedrooms are all very well presented, with two good sized doubles and a single. The main bedroom is set to the front of the property and again enjoys the open views South. The property is serviced by a centrally-located family bathroom which again is spacious and stylishly presented.

Outside, the front has been finished with block pavers and patio areas for ease of maintenance and a good size driveway leads to the garage. The rear garden is a wonderful space. Private, sunny and enclosed, there is a patio area - ideal for BBQ's and entertaining, with a good sized level lawn, surrounded by pretty and well established borders. There is a separate garden shed and side access around to the front.

The property enjoys gas central heating and double glazing throughout, making for an efficient, and easy to run home. Internal viewing is highly recommended to appreciate the space and versatility on offer.

Council Tax Band: D



- Three Bedroom Detached Bungalow
- Conservatory To Rear
- Good Size Low Maintenance Gardens
- Popular Copythorne Location

- Large Lounge & Kitchen Diner
- Garage & Separate Workshop
- Smart Family Bathroom
- Very Well Presented Throughout



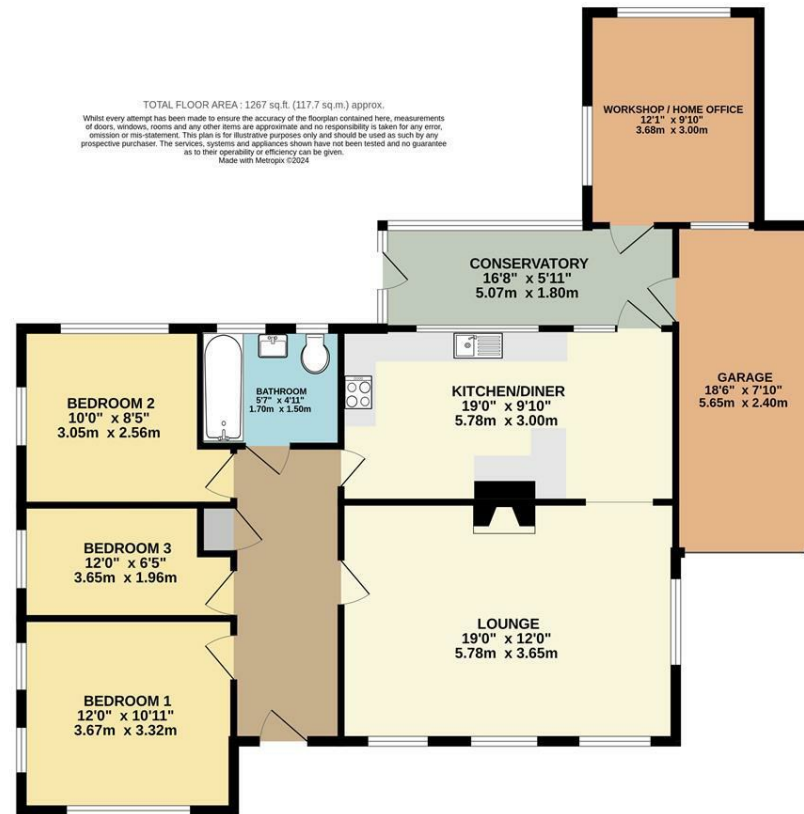
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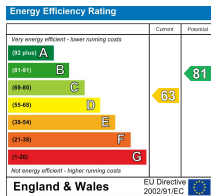


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GROUND FLOOR
1267 sq.ft. (117.7 sq.m.) approx.



Current EPC Rating: D



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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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