



4 Gollands, Brixham, TQ5 8JX
Freehold House - Detached
£575,000

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Offering exceptional value for money, this substantial and immaculately presented 4/5 bedroom family house is a real showstopper! With spacious, extended living spaces creating modern, versatile living, a large garage, generous South facing garden and unique saloon bar, this home has it all.

Gollands is a quiet and convenient location on the popular Copythorne side of Brixham. It is highly sought after for its easy access in and out of Brixham. The property is approximately 3/4 of a mile from the main town and harbour area although there are useful local shops nearby including a Premier local store with sub post office at Cambridge Road and a cluster of shops at Pillar Avenue - all just a short level walk away. Nearby at Northfields Lane is a bus service serving the harbour area. Within a mile radius are many beautiful coastal walks and beaches including Battery Gardens, The Breakwater and Elberry Cove. The town centre and harbour areas are again easily accessible on foot.

The property itself opens into a stylish and welcoming entrance hall, laid to high-quality flooring which flows throughout the ground floor. To the front-right, there is a large, versatile room - currently utilised as a home gym but would also make for a large ground floor Bedroom. Also from the hallway is a large home office/study which overlooks the front and a spacious, light-and-bright shower room which services the ground floor. There is also integral access to the garage.

Through to the main living space of the property - a spectacular family room which makes for a real 'hub of the home'. Warmed by a modern underfloor heating system, this large living room boasts bi-folding doors out to the rear garden and inset provision for a projector screen from the ceiling! Through a feature barn-style sliding door into a stunning modern and high-spec kitchen. Again enjoying bi-folding access out to the rear, this super-social space is perfect for entertaining friends and feeding growing families! There is plenty of cupboard and worktop space, especially with the large, Quartz laid worktop.



- Stunning Family Home
- Four/Five Double Bedrooms
- Includes Saloon-Style Bar
- Popular & Convenient Location

- Substantial Room Sizes
- Sunny South Facing Rear Garden
- Ample Parking & Great Garage
- High Quality & Modern House





Extended off the kitchen, the property continues to impress with a stylish 'snug lounge' - a versatile and grown up room which is great for Sunday afternoons with the sport! A hard-working utility room with further worktop space, room for overflow fridges and courtesy access outside and again into the garage.

Upstairs boasts three showstopping bedrooms and a high-spec family bathroom off a light-and-bright galleried landing. The master suite is a grand space in the eaves of the property. Fully flanked by bespoke sliding drawers and enjoying a luxurious built-in-wardrobe and striking ensuite with feature freestanding bath. The adjacent family bathroom is a most relaxing space - again generously proportioned and with another freestanding bath, large walk-in shower, WC and inset basin. Bedrooms Two and Three comprise the end of the landing - both good doubles and both enjoying built-in storage (Bed 3 with another built in wardrobe).

Outside, to the front there is ample driveway parking for several vehicles, which is level to the large garage (with electric roller door). The rear garden is a real treat - South-facing so bathed in sunshine all day, this level and low maintenance sun trap enjoys several well defined area's level from the property. The bi-folds open from the property make for a very social inside/outside space which again makes it perfect for entertaining. To the rear of the garden is a freestanding, full insulated detached studio. Arranged as a very fun Saloon style bar, the versatile space works very well for this purpose, but with it's shower room/WC just off, could lend itself to any number of uses.

This listing represents 'a lot of house for the money', and the space of the rooms, the quality of the presentation, the versatility of the accommodation as well as the benefits outside show this house as a real gem. Viewing is HIGHLY RECOMMENDED.



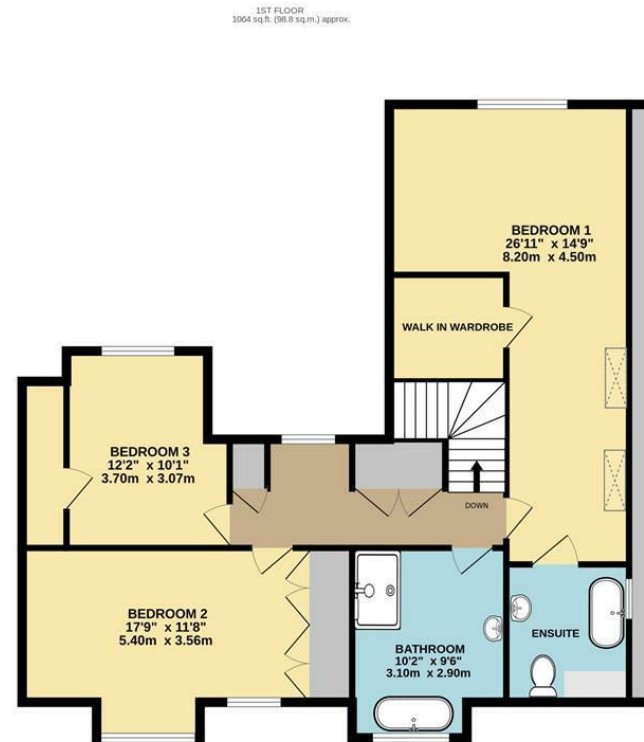
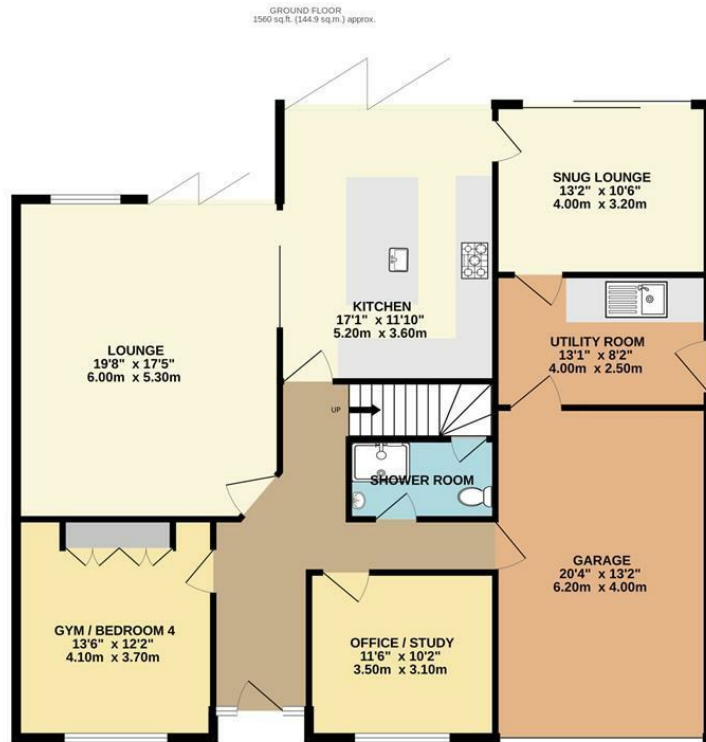
Council Tax Band: D



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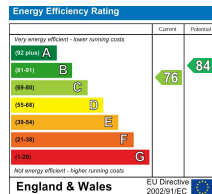




TOTAL FLOOR AREA : 2854 sq.ft. (265.1 sq.m.) approx.

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Current EPC Rating: C



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