



15 North Rocks Road, Paignton, TQ4 6LF
Freehold House - Detached
Asking Price £630,000

boycebrixham
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Offered for sale with no onward chain, this beautifully presented and well-maintained family home is located in the sought-after Broadlands area. It's ideally situated within easy reach of the beach and scenic coastline, local shops, an excellent bus service, and highly regarded schools. The home lies between the bustling fishing port of Brixham and the popular seaside town of Paignton.

This four-bedroom, extended detached house offers a welcoming first impression as you enter through the porch into a bright entrance hall. The layout flows well and has been thoughtfully arranged to suit family life, with a mix of open-plan and separate living spaces.

The heart of the home is a modern kitchen and breakfast room that overlooks the rear garden. It's a fantastic space for everyday family meals or entertaining guests, with plenty of room for a dining table and direct access to the garden. There is also convenient access from here to a downstairs WC and the garage.

The living room is a warm and inviting space, perfect for relaxing. It features a wide front window that allows in lots of natural light and opens via an archway into a generous dining room, ideal for family gatherings and dinner parties.

Beyond the dining area, there is a sun lounge extension to the rear. This delightful addition features a vaulted ceiling and large doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the main landing gives access to three well-proportioned bedrooms and a stylish family bathroom. The rooms enjoy a mix of garden, coastal, and front-facing views, creating a calm and airy atmosphere throughout.



- No onward chain
- Modern kitchen with garden access
- Guest suite with en suite and private access
- Driveway and integral garage

- Four-bedroom detached home in Broadlands
- Multiple reception rooms, including sun lounge
- Landscaped front and rear gardens
- Close to beach, shops, schools, and buses





The principal bedroom is dual-aspect and has a lovely outlook towards the coastline. Another double bedroom features built-in wardrobes, while the third bedroom, although smaller, would make an ideal child's room or study.

The family bathroom is smartly finished, offering both a bath and shower facilities, with modern tiling and fittings throughout. It provides a comfortable space for the whole household.

A real highlight of the home is the fourth bedroom suite, located off a secondary staircase near the entrance hall. This versatile space has its own en suite shower room and offers privacy and independence — perfect for visiting guests, older children, or multi-generational living.

Outside, the front garden is attractively laid to lawn with mature borders and a smart paved driveway that provides off-road parking and access to the garage. The home sits well within its plot, with side pathways leading to the back.

The rear garden enjoys a sunny, southerly aspect and is thoughtfully landscaped with both level lawn and patio areas, ideal for outdoor dining and relaxing in the warmer months. A raised seating area and summerhouse provide additional charm and space.

In summary, this lovely family home combines practical living with a superb location by the coast. With no onward chain and versatile accommodation, it's ready to move into and enjoy. Viewing is highly recommended.



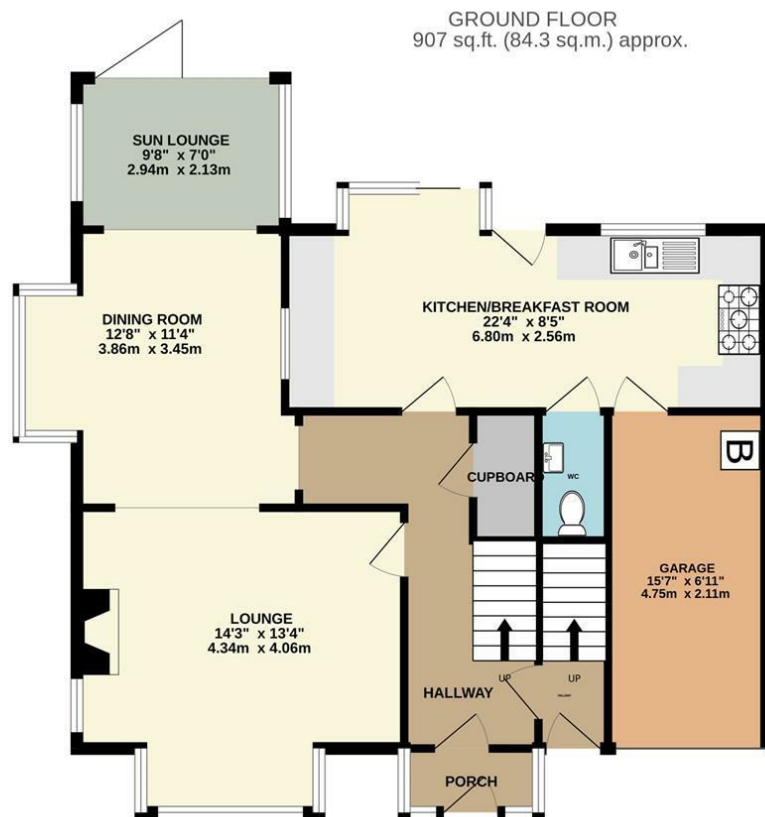
Council Tax Band: E



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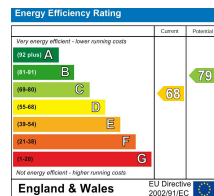




TOTAL FLOOR AREA : 1595 sq.ft. (148.2 sq.m.) approx.

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: D



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