



## ***Our View “A property that must be seen to be appreciated”***

This individual detached property is arranged over three levels and presented to a high standard throughout with flexible accommodation of four bedrooms (two ensuite) superb kitchen and bathroom with enclosed gardens located on a quiet culdesac in Paignton

The accommodation begins with the entrance hallway with tiled flooring and inner hallway which leads to a storage area housing boiler, access to the spacious and versatile downstairs family room, this room currently used as a games / cinema room could also be utilised as a self-contained one bedroom annexe with the benefits of a modern fitted ensuite shower room comprising low level flush WC, pedestal wash hand basin with storage beneath and shower, additionally you have access to a fitted kitchen comprising a range of matching units, stainless steel mixer tap sink and drainer, cooker with extraction hood and light above and space for appliances such as washing machine, tumble dryer and fridge freezer, additional storage space, the family room benefits double glazed windows doors onto the front and storage cupboard housing metres. From the entrance hallway stairs rise to the first floor landing with tiled flooring which continues throughout much of this floor, internal doors lead to the main living space which features a stunning kitchen onto dining and living space, the kitchen itself features a matching range of wall and base level units with granite work surfaces,

mixer tap sink and integrated drainer, space for large fridge freezer, rangemaster cooker with extraction hood / light above, built-in dishwasher, double glazed bifold doors which lead out onto the garden, inset spotlights, under floor heating throughout the entire kitchen/living room, The living room features a double glazed window to the front enjoying a pleasant open outlook. From the landing space on the first floor you have access to two double bedrooms both of which feature double glaze windows to either front or rear, completing the accommodation on this floor is the stunning family bathroom suite comprising a low level flush WC, dual wash handbasins with storage beneath and separate individual mirrors, freestanding bath with center tap system and feature walk in shower incorporating two separate rainfall showers, double glazed obscured window to rear, fully tiled floor and walls, bathroom which must seem to be appreciated. Stairs rise from the landing to the second floor where from the landing space double internal doors lead to the superb and spacious master bedroom suite an exceptional size with double glazed window to front and Velux window to the rear providing plenty of natural light, storage in eaves, Opening leads to a walk in wardrobe which has a range of built-in storage and shelving with double glazed window to front and inset spotlights, the ensuite shower room features a low level of flush WC, pedestal wash hand basin with storage beneath and shower, fully tiled walls and flooring with a window to rear. Externally the property features well maintained gardens, to the front a tarmac driveway provides off-road parking for up to 3 cars and to the rear with access via the kitchen / living space you have

a delightful garden, arranged over three levels of patio and artificial grass areas providing areas ideal for outside dining and entertaining. The garden is also very sunny and private.

- Superb detached property
- Delightful living / kitchen
- Four bedrooms (two ensuite)
- Stunning family bathroom
- Private and enclosed gardens
- Quiet culdesac location
- Driveway





