



Kingsley Avenue, Torquay

£372,500

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*In the sought-after Willows area of Torquay, the property offers a spacious semi-detached family home with stylish and inviting accommodation arranged over three floors.*



# INTRODUCTION

*The Willows is a popular and sought-after area with excellent local facilities and amenities. These include a primary school, nearby doctors surgery and dentist surgery, Torbay Hospital, the Wren retail park for Sainsbury's, Marks & Spencer, Next, Home Bargains and Boots. The Willows is also well placed for transport links for the remainder of Torbay, and the A380 for Exeter M5 and beyond.*

Approached from the road a block paved driveway provides off-road parking for two vehicles side-by-side and leads to the integral garage. Once inside, an entrance hall with access to the ground floor WC opens into the reception hallway and double aspect sitting room. On the first floor are three bedrooms, bedroom one with an ensuite shower room/WC and there is the family bathroom/WC. On the garden level a hallway leads to a useful utility room, bedroom 4/home office and a stunning contemporary kitchen/dining room with double doors opening into the beautifully maintained rear garden which offers a level space, planted with mature shrubs and small trees. A covered patio accessed from the dining room leads to an artificial lawn and then a gravelled area to the rear. An internal inspection is highly recommended in order to appreciate this superbly presented home and the accommodation on offer.

Canopied entrance and uPVC obscure glazed door to

ENTRANCE PORCH Light point, fitted shoe rack, coat hooks and shelf, door to reception hall, door to

GROUND FLOOR WC - 1.7m x 1.02m (5'7" x 3'4") Inset spotlight, uPVC obscure glazed window. Comprising pedestal wash hand basin with tiled splashback, close coupled WC, radiator with thermostat control, fitted coat hooks and shelf.



RECEPTION HALL - 5.36m x 1.22m (17'7" max x 4'0" plus stair recess) Light point, radiator with thermostat control, door to integral garage, stairs to first floor landing and to garden level, door to

SITTING ROOM - 5.33m x 3.58m (17'6" x 11'9" reducing to 8'6") Light points, uPVC double glazed windows to rear aspect with open outlook, radiators with thermostat control, TV connection point.



INTEGRAL GARAGE - 5.46m x 2.69m (17'11" x 8'10") Up and over door, strip light, uPVC double glazed window to side, wall mounted boiler, base and wall units to rear wall.

FIRST FLOOR LANDING - 3.33m x 2.08m (10'11" x 6'10") Pendant light point, hatch to loft space, smoke detector, storage cupboard with slatted shelving and hanging rails. Doors to



BEDROOM ONE - 4.22m x 3.12m (13'10" x 10'3") Light point, uPVC double glazed window to front aspect, radiator with thermostat control, TV connection point, telephone point. Door to

ENSUITE SHOWER ROOM/WC - 2.44m x 1.19m (8'0" x 3'11") Inset spotlight, extractor fan, uPVC obscure glazed window. Comprising large shower enclosure with sliding door and electric shower, pedestal wash hand basin with tiled splashback, close coupled WC, heated towel rail, shaver socket.

BEDROOM TWO - 3.66m x 3.15m (12'0" x 10'4") Light point, uPVC double glazed window to rear aspect with open outlook, radiator with thermostat control.

BEDROOM THREE - 2.62m x 1.98m (8'7" x 6'6") Light point, uPVC double glazed window to rear aspect, radiator with thermostat control.

BATHROOM/WC - 2.08m x 1.93m (6'10" x 6'4") Inset spotlights, extractor fan, uPVC obscure glazed window. Comprising panelled bath with twin hand grips and shower attachment over, pedestal wash hand basin with tiled splashback, close coupled WC, heated towel rail, shaver socket.

GARDEN LEVEL HALLWAY - 2.36m x 2.31m (7'9" x 7'7") Pendant light point, under stairs storage cupboard, radiator with thermostat control, doors to

KITCHEN/DINING ROOM - 5.31m x 3.56m (17'5" x 11'8")

KITCHEN AREA Inset spotlights, uPVC double glazed window to rear aspect, fitted kitchen comprising a range of base and drawer units with quartz granite work surfaces over, inset sink with drainer and mixer tap over, electric hob with extractor over, eyelevel cabinets, built-in electric oven, integral dishwasher, space for upright fridge freezer.

DINING AREA Light point, base units to one wall, radiator with a thermostat control, uPVC double doors opening onto the rear garden.



BEDROOM FOUR - 4.17m x 2.62m (13'8" x 8'7") Inset spotlights, uPVC double glazed window to side, radiator with thermostat control.

UTILITY - 2.31m x 1.91m (7'7" x 6'3")

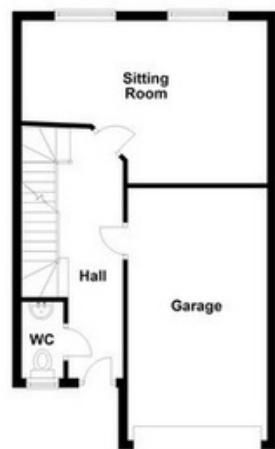
Inset spotlights, extractor fan, base and wall units, sink and drainer with mixer tap over, space and plumbing for washing machine and space for tumble dryer, radiator with thermostat control.

OUTSIDE - FRONT

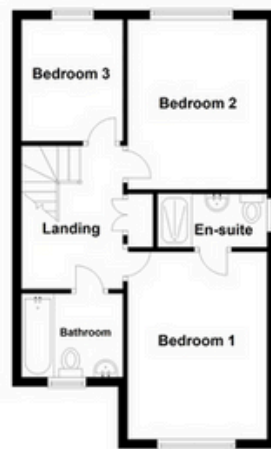
The property is approached via a double width block paved driveway with raised shrub border to one side and access to the front door.

REAR - To the rear of property is a superbly presented well established garden accessed from the kitchen/diner via double doors onto a good sized patio and seating area which continues to the side with storage shed, and gated side access leading to the front. An area of artificial lawn with raised shrub border to one side continues to rear section of garden laid to stone chippings with raised planting borders and enclosed by timber fence and railings. Outside tap. Outside power point.

Ground Floor



First Floor



Garden Level



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#### USEFUL INFORMATION

- Tenure - Freehold
- Age - 2013
- Heating - Gas central heating
- Drainage - Mains
- Windows - Double glazed throughout
- Council Tax - Tax band D
- EPC Rating - C/79 potential - B/88
- Broadband - 1800
- Mobile - Signal strength (0-4)  
EE: 3, Three: 3, O2: 4, Vodafone: 3

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