



Marldon Cross Hill, Marldon - TQ3 1PD

Guide Price **£725,000**

Paignton

ABSOLUTE



Marldon Cross Hill

Marldon, Paignton

Nestled in a picturesque setting in the South Hams, this fabulous and individual detached 4/5 bedroom family home offers lovely village and countryside views positioned in a ¼ acre plot. The spacious property boasts 3 reception rooms, each with patio doors opening to the private rear garden, perfect for enjoying indoor-outdoor living. A modern downstairs shower room/WC adds convenience, while the superb kitchen/dining room impresses with high-quality integrated appliances and stylish granite worktops. Additional features include a downstairs study/bedroom 5 and a separate utility room.

On the first floor there are 4 bedrooms, the main bedroom having an excellent range of built in wardrobes and has a modern en-suite shower room. All the other bedrooms also have double built-in wardrobes. The modern family bathroom features a luxurious rolled-top bath, adding a touch of elegance to the home.

Step outside to discover the beautiful private and enclosed level rear garden, complete with composite decking and a large lawn. The property also benefits from a double garage with a loft room/studio and additional driveway parking for 6/7 cars, as well as an electric car point.



GARDEN

To the rear of the property there is a fabulous private garden, which comprises of a generous composite decked area, perfectly placed for outdoor dining and entertaining. Beyond this there is large laid to lawn level garden, which is enclosed by mature hedgerow and panelled fencing. There is a Blue Whale 6 seater hot-tub built-in to the corner of the decking, which has lights, wifi and speakers and is approx 2 years old (please see agents note). There is also a garden office which measures 2.9 x 1.7 (please see agents note). The rear garden offers a sunny aspect and a high degree of privacy.

Double garage

2 Parking Spaces

To the front of the property there is a tarmac driveway providing parking for 6/7 cars with EV charger, including a motorhome/boat if so required. There is a double garage with an electric door and light and power. The garage has a staircase to the rear leading to first floor studio/workshop area with 2 Velux and one feature circular window. To the side of the driveway there is a laid to lawn garden.



Agent note

Hot tub & garden office available under separate negotiation.

Marldon Cross Hill

Marldon, Paignton

The property is located in the sought after village of Marldon. There are many local amenities located close by including a village hall and green, a primary school, local shops and bus services.

Paignton town centre is approximately 3.5 miles away and the town of Totnes is approximately 5.5 miles away. We strongly recommend an internal viewing of this property to fully appreciate the size, privacy & accommodation on offer.

Council Tax band: E

Tenure: Freehold

- A fabulous & individual detached 4/5 bedroom family home with village and countryside views
- 2 Reception rooms both with patio doors leading to the rear garden
- Modern downstairs shower room/WC
- Superb kitchen/dining room
- Excellent range of built in wardrobes and an ensuite to the main bedroom
- Downstairs study/ bedroom 5 & separate utility room
- Modern family bathroom with a rolled top bath
- Beautiful private and enclosed level rear garden with composite decking and a large lawn
- Double garage with a loft room/studio and additional driveway parking for 6/7 cars and electric car point
- Superb location in the heart of Marldon village being close to amenities





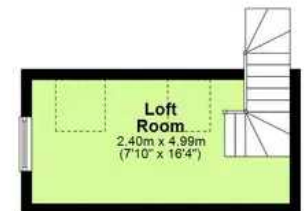
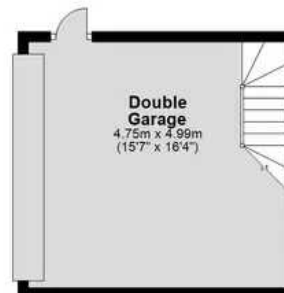
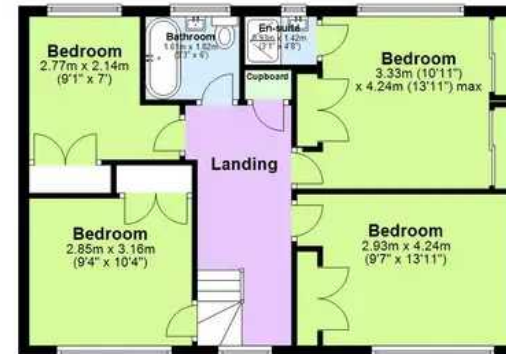
ABSOLUTE



Ground Floor
Approx. 119.1 sq. metres (1262.4 sq. feet)



First Floor
Approx. 71.8 sq. metres (773.3 sq. feet)



Total area: approx. 191.0 sq. metres (2055.8 sq. feet)

Approx
Plan produced using PlanUp.





Absolute Sales & Lettings

Absolute Sales & Lettings, 27 Hyde Road - TQ4 5BP

01803 890110

paignton@movewithabsolute.co.uk

<http://www.movewithabsolute.co.uk>

