



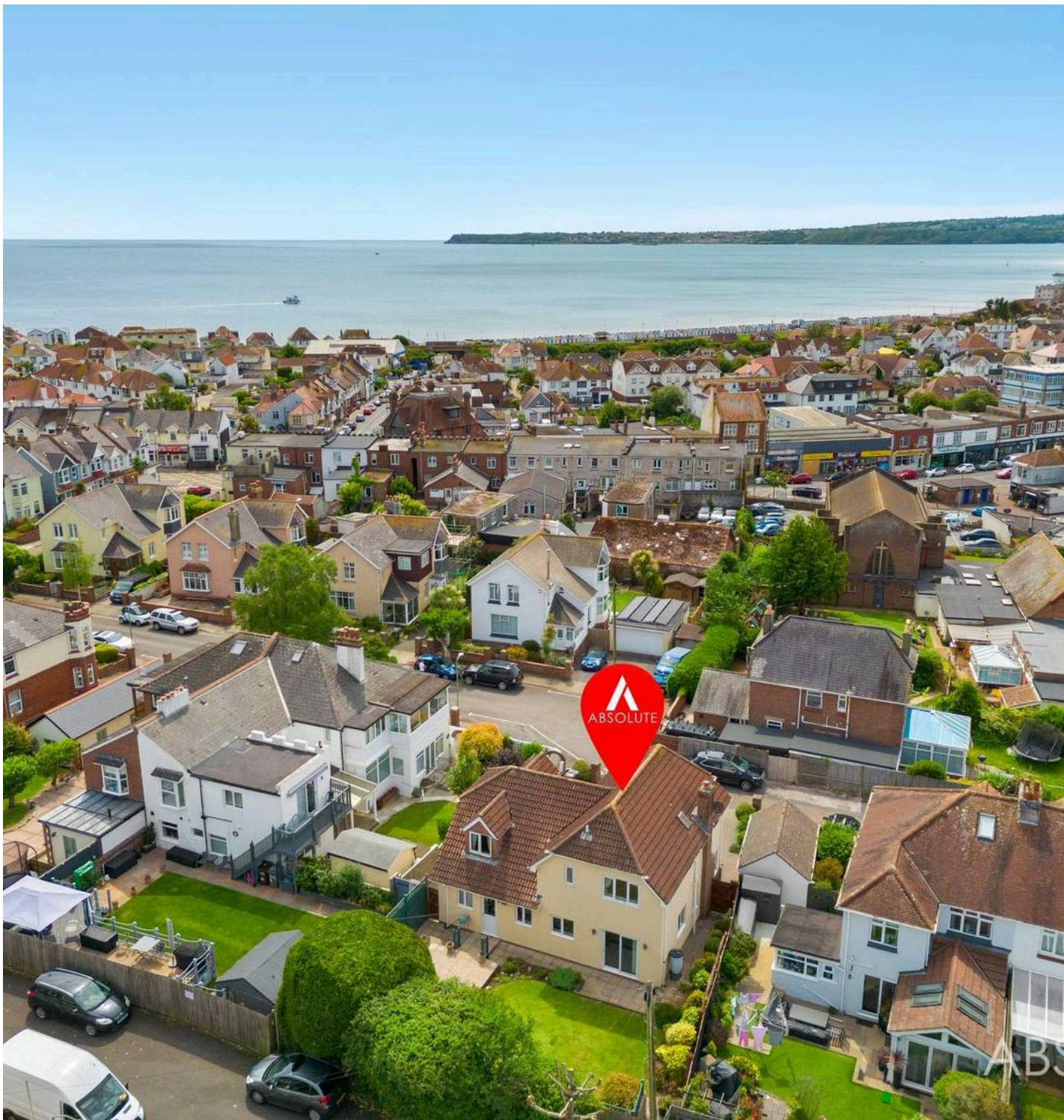
# The Croft, Headland Grove, Paignton

Paignton

Guide Price £525,000

ABSOLUTE





## The Croft, Headland Grove

Paignton,

This extensive four-bedroom detached house is a hidden gem tucked away in a peaceful cul-de-sac, just moments from the charming shops of Prestons. Offering a generous living space perfect for family life, the property boasts a well-appointed kitchen/breakfast room overlooking the serene garden, a spacious living room, and a separate dining room ideal for entertaining. Convenient features include a utility room with access to the integral garage, a downstairs cloakroom/WC, and an upstairs family bathroom. The four double bedrooms, including the principal ensuite, provide comfortable accommodation while some rooms enjoy sea views towards Brixham from the upper level. With the added bonus of no onward chain, this property presents a practical opportunity within easy reach of Preston's amenities, cafes, restaurants, doctors' surgery, and the sandy beach. Ready for a personal touch, this home offers the potential for modernisation to suit individual tastes.





Outside, the property showcases a meticulously maintained level rear garden that is fully enclosed for privacy, with side gated access leading to the front. The garden features lush greenery, a well-manicured lawn with vibrant flower borders, a charming patio area perfect for al fresco dining, and a convenient summer house at the rear—a true sanctuary for outdoor relaxation. The garden is equipped with an outside tap and lighting, allowing for enjoyment well into the evenings. At the front of the house, a private driveway provides parking space for 4-5 vehicles, set back from Headland Grove. This property promises a harmonious blend of indoor comfort and outdoor tranquillity, offering a lifestyle of ease and enjoyment in a desirable location.

#### **Garden**

The level rear garden is fully enclosed and benefits from side gated access to the front of the property. The delightful garden has been well kept over the years with a well manicured lawn with shrub and flower borders, a patio area and to the back on the garden a convenient/useful summer house. Outside tap and lighting.

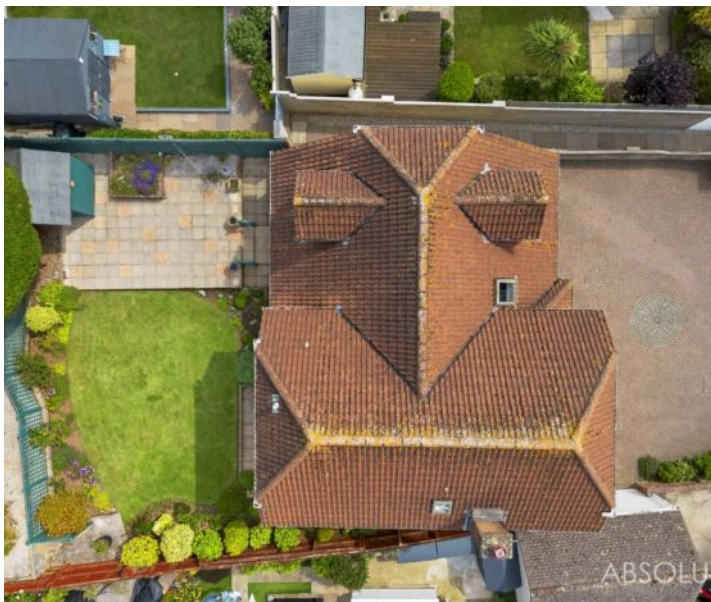
#### **GARAGE**

Single Garage

#### **DRIVEWAY**

4 Parking Spaces

To the front is a private driveway allowing parking for 4/5 vehicles set back of Headland Grove.





# The Croft, Headland Grove

Paignton,

The property is located in a highly desirable location a stones throw from Prestons local shops including a doctors surgery and a post office. Paignton town centre with its excellent choice of shops and restaurants is just under 1 miles away. There are a choice of local beaches and a beautiful coastal walk. The Ring Road connecting Torquay and Newton Abbot is accessed at the top of Preston Down Road. Paignton has its own railway station connecting to the mainline station in Newton Abbot Council Tax band: E

Tenure: Freehold

- This extensive four bedroom residence is located in a quiet cul-de-sac, only a stone's throw away from Prestons shops.
- Offering spacious living accommodation throughout
- Fitted kitchen/breakfast room overlooking the garden
- Generous size living room & separate dining room
- Utility room with access into integral garage
- Downstairs Cloakroom/WC & upstairs family bathroom
- Four double bedrooms with principle ensuite
- Upstairs captures sea peeps, towards Brixham
- NO ONWARD CHAIN
- Practical location within walking distances to Preston shops, cafes, restaurants, doctors surgery and the sandy beach.







OLITE





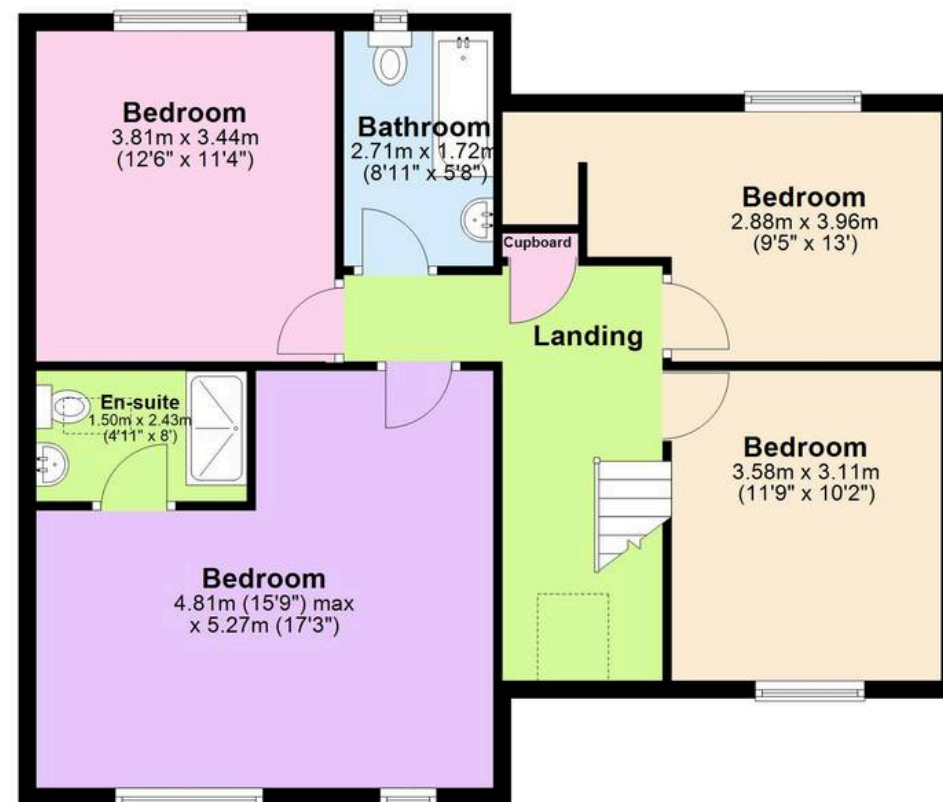
## Ground Floor

Approx. 87.1 sq. metres (938.0 sq. feet)



## First Floor

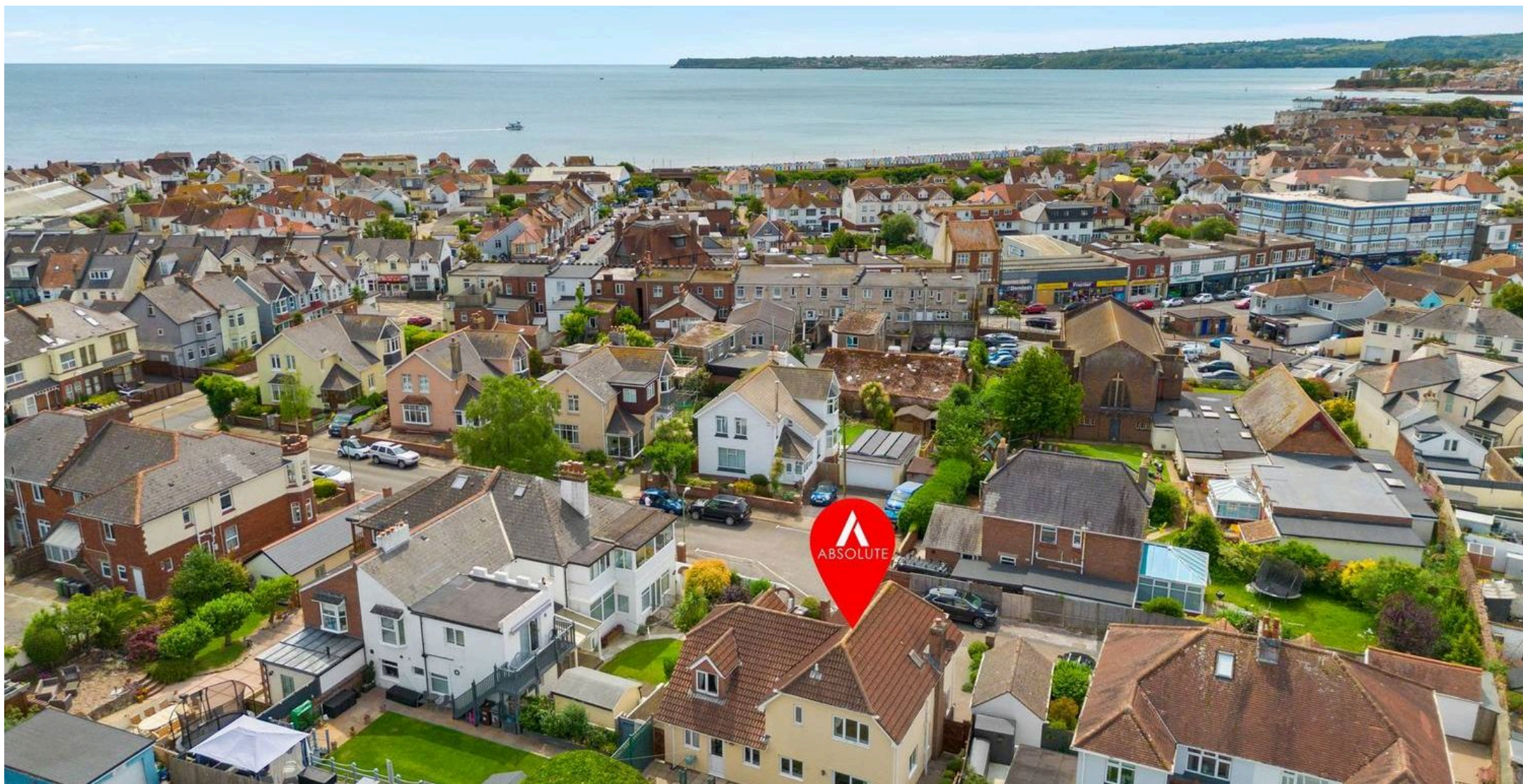
Approx. 79.6 sq. metres (856.6 sq. feet)



Total area: approx. 166.7 sq. metres (1794.6 sq. feet)







# Absolute Sales & Lettings

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