



28 Windmill Avenue, Paignton

Paignton

Guide Price **£325,000**



Living Room

15' 6" x 17' 1" (4.72m x 5.21m)

This bright and spacious living room is beautifully presented, featuring a soft beige carpet and neutral décor that create a warm and inviting atmosphere. A large uPVC double-glazed window to the front floods the space with natural light, enhancing its airy feel. A striking feature is the open wooden staircase leading to the first floor, adding both character and a sense of openness. The glazed door to the front porch further boosts natural light while providing a practical space for coats and shoes. Generously proportioned, the room easily accommodates a variety of furniture arrangements, making it ideal for both relaxing and entertaining.

Kitchen/Dining Room

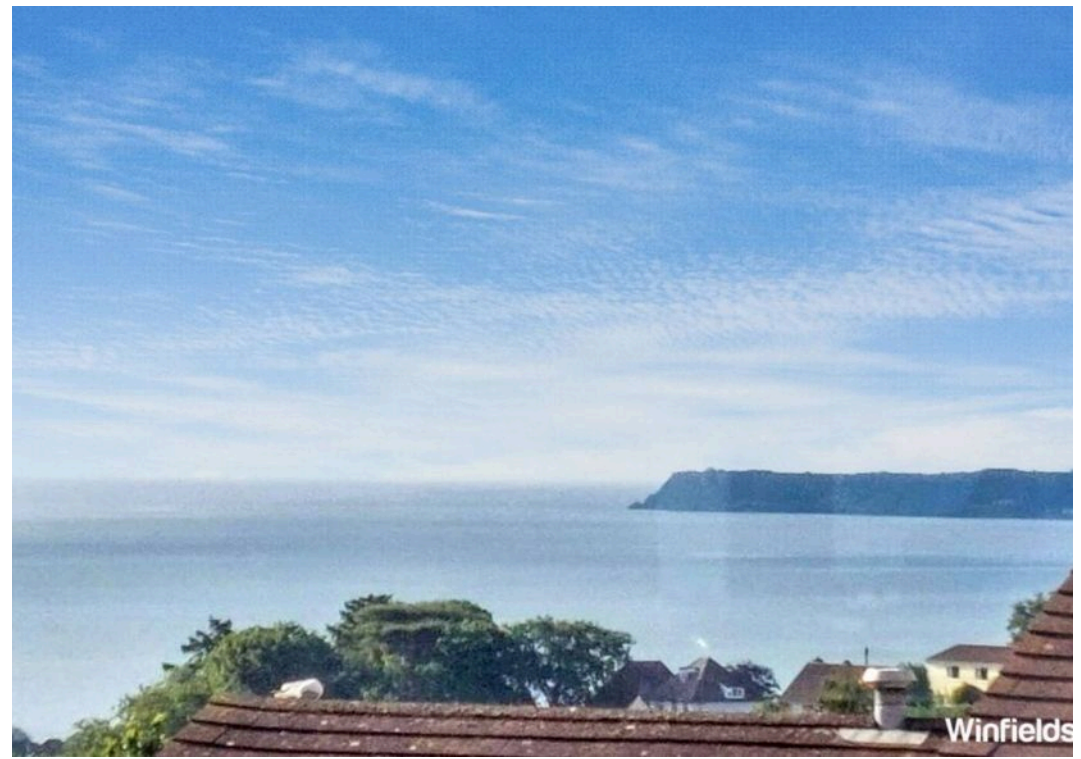
23' 11" x 9' 1" (7.28m x 2.78m)

This well-appointed kitchen features a range of classic off-white wall and base units, complemented by black marble-effect worktops and a stylish blue and white tiled splashback. A large uPVC double-glazed window to the rear floods the room with natural light, highlighting the soft blue walls and white patterned lino flooring. Appliances include a freestanding white Hotpoint electric oven and hob, and a single drainer sink with mixer tap and built-in water filter. The kitchen opens into a spacious dining area, providing ample space for a table and chairs—ideal for family meals and entertaining. A floor hatch within the kitchen opens to stairs leading down to the utility area below, which also benefits from additional storage—perfect for white goods, cleaning supplies, or pantry items. A glazed door leads into the main lounge. This practical yet inviting kitchen and dining space is perfect for everyday family living and home cooking.

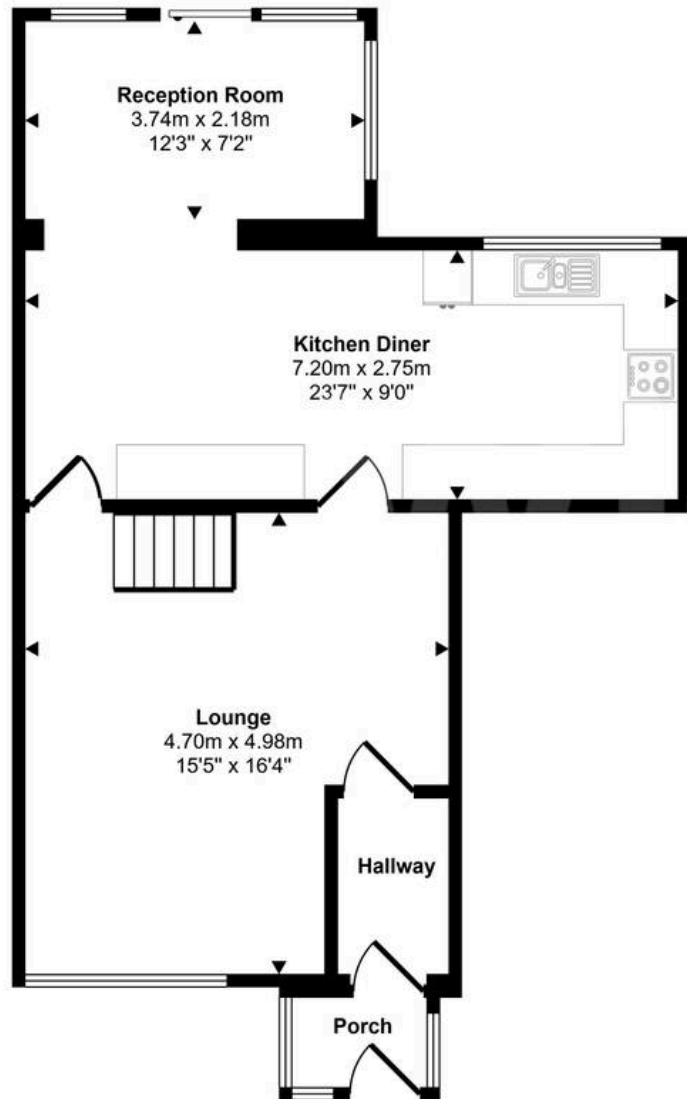
Sun Room

8' 2" x 12' 4" (2.49m x 3.75m)

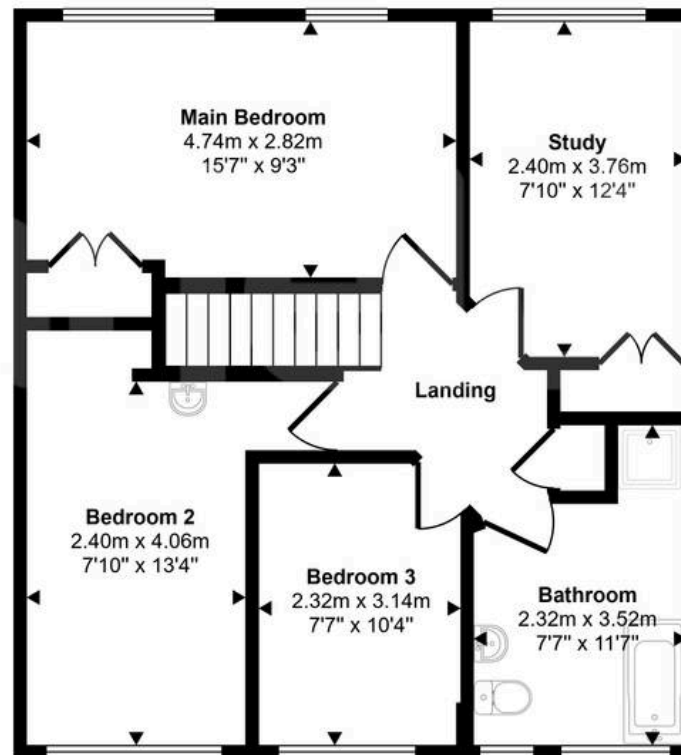
Accessible through an elegant archway from the kitchen, the sunroom offers a bright and inviting space to relax and unwind. Featuring large uPVC double-glazed patio doors to the rear garden, it allows plenty of natural light to flood the room, creating a bright and airy atmosphere. The sunroom is furnished with comfortable seating and a small table, perfect for enjoying the outdoors from the comfort of your home.



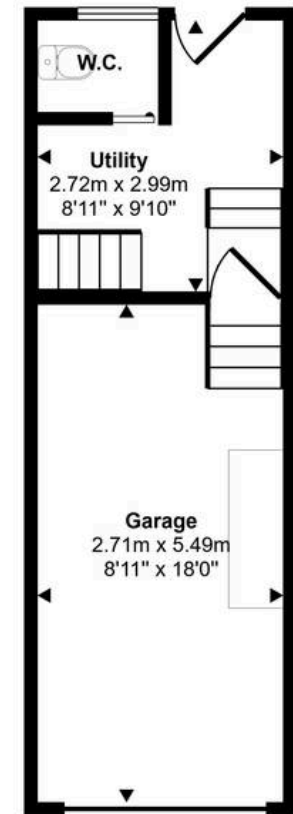
Approx Gross Internal Area
138 sq m / 1483 sq ft



Ground Floor
Approx 55 sq m / 595 sq ft



First Floor
Approx 59 sq m / 633 sq ft



Garage/Utility
Approx 24 sq m / 255 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



REAR GARDEN

The rear garden features a spacious patio and decked area, with steps leading down to a neatly maintained lawn bordered by mature hedges, creating a private and tranquil outdoor space. To the side, a paved patio provides additional seating or entertaining space, with access to the rear garden gate and an extended area to the left. A neutral-coloured whirly washing line adds practical convenience for outdoor laundry drying.

GARAGE

Single Garage

The property benefits from an electric garage, currently utilised as additional storage space but easily large enough to accommodate a car if desired. This versatile area offers both practicality and convenience, whether used for parking or extra household storage.

OFF STREET

3 Parking Spaces

The property also enjoys the convenience of off-street parking, providing a secure and easily accessible space directly outside the home.



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Flat, 345A Torquay Road, Paignton - TQ3 2EP

01803320969 • sales@winfieldsgroup.co.uk • winfieldsgroup.co.uk/