



Huxtable Hill | Torquay | TQ2 6RL

Offers Over £750,000

Located in the popular area of higher Chelston and within close proximity to local shops, schools and bus routes is this stunning extended 4/5 bedrooms detached dormer bungalow. The accommodation is split over two levels with the ground floor comprising a spacious lounge/ diner, kitchen, utility room, bathroom and three bedrooms the smallest of which would also create the perfect home office. On the first floor are a further two double bedrooms both accompanied with en suites and the largest benefiting from a large balcony with stunning sea views. As well as the balcony the property also has substantial side and rear gardens. The property also benefits from off road parking for 4 -5 cars and a detached garage. With a great amount of space to offer and the sea front just a short walk away this home is a must see!

- DETACHED DORMER BUNGLOW
- 4/5 BEDROOMS
- OFF ROAD PARKING AND GARAGE
- BALCONY AND ENCLOSED GARDENS
- POPULAR LOCATION
- SEA VIEWS

Entrance Hallway. A bright and welcoming gallery entrance hallway with wood effect vinyl hard flooring. UPVC double glazed door with frosted panes to front entrance along with a double glazed frosted window to the front aspect. Carpeted stairs with solid oak spindles and banister leading to the first floor. Sloped ceilings. Two storage cupboards. Ceiling down lights. Two radiators. Solid oak doors to:-

Lounge/ diner. 7.843 x 5.608 max. A spacious dual aspect lounge diner with a double glazed window to the side aspect and double glazed windows to the rear aspect along with double glazed patio doors leading out into the rear garden sun patio. Gas fire place with polished stone effect hearth and surround. Ceiling coving. Carpeted flooring throughout the lounge area with an opening to the dining space which provides ample space for a good size dining table. Three radiators, two of which are vertical space saving radiators in the dining area.

Kitchen. 3.816 x 2.672 max. Fitted with a modern, matching range of and floor mounted units comprising cupboards and drawers. Stylish square edge work surfaces with inset 1 1/2 bowl stainless steel sink unit with mixer tap. Modern tiled splash backs. Fitted double ovens and fitted five burner gas hob with fitted cooker hood above. Integral dishwasher and integral fridge. Fitted ceiling down lights along with fitted under counter lights and LED lights fitted into the kick boards. Tiled effect hard flooring. Double glazed window along with double glazed door to rear aspect leading out into rear garden.

Utility room - Space and plumbing for a washing machine and tumble dryer. Gas boiler. Fitted wall mounted storage cupboards and rolled edge work surface. Wood effect hard flooring and double glazed frosted window to side aspect.

Bedroom 1. 4.387 x 3.638 max - A spacious dual aspect bedroom with double glazed windows to front and side aspects. Carpeted flooring and ceiling coving. Radiator.

Bedroom 4. 3.247 x 2.679 max - A fair sized double bedroom with a double glazed window to the front aspect. Built in wardrobes providing perfect hanging and shelving storage space. Carpeted flooring and ceiling coving. Radiator.

Bedroom 5 / study. 2.101 x 3.325 max. A versatile room currently arranged as an office/ study but would also create the perfect 5th bedroom if required. Double glazed window to the front aspect. Carpeted flooring and coving. Radiator.



Bathroom - Fitted with a modern, matching four piece white suite comprising a floating hand wash basin with mixer tap, a floating style w/c with hidden system, shower unit with mains shower and a panel fronted bath. Fully tiled walls and tiled flooring. Fitted mirror above the hand wash basin. Chrome heated towel rail and electric under floor heating. Extractor along with fitted ceiling down lights. Frosted double glazed window to the rear aspect.

First floor landing. A bright and airy gallery style landing with roof light to front aspect. Airing cupboard housing hot water cylinder along with shelved storage space. Carpeted flooring. Stylish painted wood panelled ceiling. Solid oak doors to:-

Bedroom 2. 4.349 x 4.361 max. A bright and airy dual aspect bedroom with ample space for a double bed along with fitted wardrobes and drawers. Double glazed window to side aspect along with double glazed patio doors opening out onto a great sized balcony providing superb sea views over Torquay harbour and the rear garden. Carpeted flooring. Space saving vertical radiator. Door to:-

En-suite - Fitted with a matching three piece white suite comprising a pedestal hand wash basin, w/c and a shower unit with mains shower above. Fully tiled walls. Radiator and extractor. Frosted double glazed window to rear aspect.

Bedroom 3. 4.090 x 3.412 (to front of fitted wardrobes)A spacious dual aspect double bedroom with a double glazed window to the side and rear aspect with the rear aspect benefits from a sea view towards Torquay harbour and views over the rear garden. Full wall length, floor Tom ceiling fitted wardrobes providing the perfect shelving and hanging storage space. Within the wardrobe is a hidden door leading to attic storage space. Carpeted flooring. Radiator. Door to:-

En suite - Fitted with a matching three pieces white suite comprising a pedestal hand wash basin, w/c and a shower unit with mains shower above. Fully tiled walls. Extractor and radiator. Frosted double glazed window to the rear aspect.

Garage - A detached garage with up and over style door along with a double glazed window and door at the rear leading into the back garden.

Outside - To the front of the property is a gated secure entrance leading into a large driveway to accommodate perhaps 4- 5 cars along with access to the garage. To the side and rear of the property are well maintained gardens split into different sections ranging from paved sun patio's and decked seating areas to vegetable growing spots and areas planted with mature shrubbery. In the middle of the sections is a fair sized, level lawn area. Within the back garden there is also a wooden storage shed and greenhouse. Two outdoor water taps and outdoor electric points. As well as the generous rear and side gardens, this property also benefits from a great sized balcony accessed of the main bedroom which enjoys stunning sea views towards Torquay harbour as well as views over the garden. This balcony has amply space for a good size outdoor dining table along with space for sun loungers or other outdoor furniture. Rubber flooring and glass panel with chrome handle railings.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.

Address

'Huxtable Hill, Torquay, TQ2 6RL'

Tenure 'Freehold'

Council Tax Band 'F'

EPC Rating 'C'

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