



Meadow Park | Marldon | Paignton | TQ3 1NR

Offers Over £350,000

A two bedroom detached bungalow situated in the ever sought after location of Marldon. The bungalow boasts ample space with a modern kitchen/diner, a sizeable living room, two double bedrooms with the master being en-suite, a contemporary family shower room, low maintenance rear gardens, ample off road parking and a garage. The bungalow sits on a generous sized plot and is within easy reach of an array of nature walks, Marldon village shops, the ring road, Paignton town, Marldon primary and much more.

- DETACHED BUNGALOW
- MASTER EN-SUITE
- AMPLE OFF ROAD PARKING
- REAR GARDENS
- SOUGHT AFTER LOCATION

ENTRANCE PORCH WAY A uPVC double glazed front door opening into the inner porch with uPVC double glazed windows to the side allowing an abundance of light to beam through, secondary uPVC double glazed sliding door leading into:-

HALLWAY A bright and airy entrance hall with wood effect laminate flooring throughout, wall mounted pendant lighting, integral door leading into the garage, uPVC double glazed door leading out to the rear gardens, secondary door leading into:-

KITCHEN DINER - 5.99m x 4.42m (19'8" x 14'6") A beautifully modern and large fitted kitchen with a range of overhead, base and drawer white high gloss units with marble effect roll edge work surfaces above. A 1 1/2 bowl composite sink and drainer unit, an eye level electric Hotpoint double oven with grill integrated and an eye level integrated Microwave, a 5 ring gas hob with extractor hood above as well as an integrated washing machine. Space and plumbing for an American fridge freezer and space for a 6/8 seater dining table. Gas central heating radiator.

LIVING ROOM - 5.11m x 3.28m (16'9" x 10'9") A wonderfully spacious family living room to the front aspect of the property, space for an ample furniture, television and Internet points, French doors opening into the kitchen/diner making it perfect for entertaining. Gas central heating radiator and uPVC double glazed windows.

BEDROOM ONE - 5m x 3.38m (16'5" x 11'1") An incredibly large master bedroom overlooking the well maintained rear gardens with space for a variety of furniture, double aspect uPVC double glazing allowing ample light to be in through, fitted wardrobes, gas central heating radiator and a door leading into:-



ENSUITE A beautifully modern master ensuite, comprising of a low-level flush WC, a vanity wash hand basin with worksurfaces adjoining and high gloss units underneath as well as a freestanding slipper bath. PVC panelling to the walls, uPVC double glazed obscure window, chrome heated towel rail and extractor fan.

BEDROOM TWO - 3.35m x 2.62m (11'0" x 8'7") Another generously sized double bedroom this time to the front aspect of the property, uPVC double glazed window and a gas central heating radiator.

SHOWER ROOM A wonderfully modern family shower room with a three-piece suite comprising of a low-level flush WC, a vanity wash hand basin with rolled edge work surfaces adjoining and a variety of grey high gloss units underneath for ample storage. Large walk-in double shower unit, complimentary tiled walls and flooring, a matte grey heated towel rail and a uPVC obscure double glazed window.

OUTSIDE Within the garden sits a self-contained chalet. The chalet boasts a uPVC double glazed door with an open plan, kitchenette/living/bedroom area, uPVC double glazed windows, electrical points and overhead lighting. There is a door that leads into a spacious modern shower room with a low-level flush WC, a wall mounted wash hand basin with fitted storage below and a walk-in double shower unit.

REAR GARDEN A sunny and enclosed rear garden that has been thoughtfully designed for ease of maintenance, with a sizable decking area perfect for entertaining an outdoor dining on the first level, six concrete laid steps then lead up to the second tier that has been predominantly laid with pebble stones with a raised flower bed border, outdoor electrical points and side gate access.

FRONT A block paved driveway allowing off road parking for several vehicles.

GARAGE - 4.98m x 2.39m (16'4" x 7'10")

Address 'Meadow Park, Marldon, Paignton, TQ3 1NR'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '60 | D'

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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.