



Offers Over £375,000

Brantwood Drive, TQ4  
5HY

A beautifully presented three bedroom detached bungalow located in the exceptionally desirable area of Goodrington, Paignton. The property comprises of a welcoming entrance hallway, a spacious living room, a large and modern kitchen/diner, three double bedrooms, two modern bathrooms, landscaped rear gardens and a vast amount of off road parking. The bungalow is ideally situated within a short walk of Goodrington sands beach, Clennon Valley fields, bus links, Goodrington parade of shops, local supermarkets, Paignton town and much more.



**PROPERTY DESCRIPTION** A beautifully presented three bedroom detached bungalow located in the exceptionally desirable area of Goodrington, Paignton. The property comprises of a welcoming entrance hallway, a spacious living room, a large and modern kitchen/diner, three double bedrooms, two modern bathrooms, landscaped rear gardens and a vast amount of off road parking. The bungalow is ideally situated within a short walk of Goodrington sands beach, Clennon Valley fields, bus links, Goodrington parade of shops, local supermarkets, Paignton town and much more.

**ENTRANCE** A uPVC double glazed front door opening into a wide and welcoming entrance hallway with doors leading to the adjoining rooms, overhead lighting, fuse box and a gas central heated radiator.

**LIVING ROOM** - 4.86m x 4.17m (15'11" x 13'8") A wonderfully light and spacious living room with space for a vast amount of furniture. A feature gas fireplace with a stone surround, Tv and internet points, uPVC double glazed windows with a superb outlook overlooking Clennon Valley and a gas central heated radiator.

**KITCHEN/DINER** - 5.21m x 4.31m (17'1" x 14'1") A beautifully modern and large kitchen/diner perfect for entertaining. A range of overhead, base and drawer shaker style units with square edged work surfaces above. A 1 1/2 bowl porcelain sink and drainer unit, a range of integrated appliances such as an eye level electric double oven with grill integrated, a four ring induction hob with extractor hood above as well as an integrated dishwasher and fridge freezer. Space and plumbing for a washing machine, a built in coffee/bar station and complimentary tile splashback. Space for a 6/8 seater dining table, double aspect uPVC double glazing with windows to the side and uPVC double glazed sliding patio doors leading out to the sunny rear gardens. Gas central heated radiator, overhead and wall mounted lighting and a cupboard housing the boiler.

**BEDROOM ONE** - 3.9m x 3.51m (12'9" x 11'6") A large master bedroom to the front aspect of the bungalow with a wonderful view across Clennon Valley fields. Space for ample furniture, built in wardrobes, uPVC double glazed windows and a gas central heated radiator.

**BEDROOM TWO** - 3.9m x 3.52m (12'9" x 11'6") A further brilliantly spacious double bedroom overlooking the well-manicured rear gardens with ample room, built in wardrobe, uPVC double glazed windows and a gas central heated radiator.

**BEDROOM THREE** - 4.42m x 2.59m (14'6" x 8'5") A greatly sized double bedroom currently being utilised as an office. uPVC double glazed windows overlooking the rear gardens and a gas central heated radiator.

**BATHROOM** A contemporary family bathroom comprising a low level flush WC, a vanity unit with a freestanding stone wash hand basin and a panelled jacuzzi bath tub with shower attachments above and a protective glass shower screen. Complimentary tiling, a deep fitted airing cupboard, uPVC obscure double glazed windows and a chrome heated towel rail.

**SHOWER ROOM** A gorgeous and recently fitted shower room boasting a low level flush WC, a wall mounted wash hand basin with fitted storage below and a walk in double shower unit. Overhead lighting, extractor fan, a grey heated towel rail and a uPVC obscure double glazed window.

**OUTSIDE** A sunny, enclosed and private rear garden that has been thoughtfully designed for ease of maintenance with a large patio area perfect for outdoor dining and entertaining as well as a sizeable lawned section. A mature shrub and plant border, two timber built sheds and water tap. Off road parking for several vehicles as well as a low maintenance front garden for that superb curb appeal.

**AGENTS NOTES** 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** Brantwood Drive, Paignton, TQ4 5HY

**Tenure** Freehold

**Council Tax Band** D

**EPC Rating** D

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