



Nursery Close | Paignton | TQ3 3SE

GUIDE PRICE OF £325,000 - £350,000

A substantially sized and beautifully presented four bedroom detached family home located within a quiet cul-de-sac just less than half a mile from Paignton town. The property boasts a welcoming inner entryway, a large living room, a gorgeous and high end kitchen/diner that benefits from a wide array of top quality appliances, a double bedroom on the ground floor with an en-suite wet room, three further bedrooms on the first floor, a modern shower room, landscaped front and rear gardens as well as off road parking. The home is ideally situated within easy reach of Paignton town, a variety of supermarkets, primary and secondary schools, bus links, Primley woods and more.

- DETACHED HOUSE
- OFF ROAD PARKING
- LANDSCAPED REAR GARDENS
- LUXURIOUS KITCHEN/DINER
- TWO MODERN SHOWER ROOMS
- QUIET CUL-DE-SAC



**ENTRANCE** A uPVC double glazed front door opening into a welcoming inner entryway with doors leading to the adjoining rooms, stairs rising to the first floor, alarm system and overhead smart lighting.

**LOUNGE** A beautifully bright and spacious lounge with space for ample furniture, a feature electric fireplace with granite surround, tv point, double aspect uPVC double glazed windows allowing light to flood through and two gas central heated radiators.

**KITCHEN/DINER** A high end and luxurious kitchen/diner boasting a range of overhead, base and drawer high gloss units with quartz work surfaces above. A 1 1/2 bowl stainless steel sink unit with mixer tap above. A vast amount of top quality high end appliances including two Neff electric hide and slide ovens, a Neff microwave oven and built in Neff coffee machine, a five ring gas hob with extractor hood above as well as integral fridge freezer, wine fridge and dishwasher. Beautifully marble backsplash, Double aspect uPVC double glazing with windows to the front and rear, uPVC double glazed door leading out to the gardens and a gas central heated radiator.

**BEDROOM FOUR** A generously sized fourth double bedroom located on the ground floor of the property that could also make for an ideal office/playroom etc. uPVC double glazed window and a gas central heated radiator. Door leading into

**EN-SUITE** An incredibly spacious wet room ensuite comprising of a German clean and dry WC, a wall mounted wash hand basin, and an electric wall mounted shower with complimentary tiled walls. uPVC obscure double glazed window and a double glazed door leading out to the gardens. A cupboard housing the combination Baxi boiler, space and plumbing for a washing machine and a vertical gas central heated radiator.

#### FIRST FLOOR

**BEDROOM ONE** A large master bedroom to the front aspect of the home, built in mirror fronted wardrobes, uPVC double window and a gas radiator.



**BEDROOM TWO** A further generously sized double bedroom again offering ample space. uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** A third sizeable bedroom overlooking the sunny rear gardens, uPVC double glazed window and a gas central heated radiator.

**SHOWER ROOM** A contemporary family shower room boasting a three piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below, a walk in triple shower unit, modern tiling to the walls, a wall mounted LED Bluetooth mirror, chrome heated towel rail and a uPVC obscure double glazed window.

**OUTSIDE** A beautifully landscaped and sunny rear garden that has been thoughtfully designed for ease of maintenance whilst also following the sun throughout the day with a large sun deck area perfect for alfresco dining, a lawned section, a sizeable patio area and hardstanding for a hot tub. Within the gardens is a large timber built bar fitted out with electrics, a tv and a bar/work surfaces.

A further timber shed, outdoor electrical point, water tap and side gate access.

**PARKING** Off-road parking for a vehicle.

Address 'Nursery Close, Paignton, TQ3 3SE'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

#### Contact Details

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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.