



GUIDE PRICE OF £700,000 - £750,000

Hookhills Road,
Paignton, TQ4 7NH

A beautifully presented five bedroom substantially sized detached family home located just a stones throw between Broadsands and Galmpton. The property comprises of a wide and welcoming inner hallway, a spacious living room, a large open plan kitchen/diner perfect for modern day living, a further snug, a useful utility room, two handy downstairs cloakrooms, five bedrooms, two of which are en-suite, a separate office, a modern family bathroom, beautifully landscaped rear gardens, a double garage and ample off road parking. The home is ideally situated within easy reach of both primary and secondary schools, an array of shops and supermarkets, bus links, doctors and pharmacies, as well as much more. The property has very much been priced to sell and is being offered for sale with no onward chain! Viewings are highly recommended.



ENTRANCE A solid oak front door opens into a grand and welcoming hallway, oak internal doors lead to the adjoining rooms, while a striking staircase with glass balustrades rises to the first floor. The hallway also features a deep under stairs storage cupboard, thermostat control, overhead lighting and a gas central heating radiator.

CLOAKROOM A stylish and practical downstairs cloakroom fitted with a low level WC, countertop basin with wall hung vanity, complementary tiling, UPVC obscure double glazed window and a modern heated towel rail.

LIVING ROOM A beautifully bright and generously sized living room overlooking the manicured and private front gardens. This superb space offers ample room for furnishings, a feature electric fireplace, TV and internet points, overhead lighting, UPVC double glazed bay window and a gas central heating radiator.

KITCHEN / DINING ROOM An exceptional open plan kitchen/diner designed for modern living and effortless entertaining. The kitchen boasts two tone cabinetry with extensive base, drawer and wall units, complemented by luxurious quartz work surfaces and an inset single bowl sink. High-spec integrated appliances include a dishwasher, bin storage, wine fridge, and fridge freezer as well as two electric eye level ovens, two additional microwave ovens and a five ring induction hob with extractor. A striking central island offers breakfast bar seating for up to five and further storage below. Bifold doors open seamlessly onto the rear garden enhancing the indoor outdoor living experience. Additional features include large velux windows, underfloor heating, and oak doors with glass panels leading through to the snug.

SNUG A cosy and versatile second sitting room overlooking the rear gardens, ideal as a quiet retreat, playroom or family area. Includes UPVC double glazed windows and a gas central heating radiator.

UTILITY ROOM A highly functional utility space with plumbing for a washing machine and dryer, practical base and wall units with roll edge work surfaces, a 1 bowl stainless steel sink and drainer, fuse box and UPVC door to the garden.

CLOAKROOM A further convenient cloakroom off the utility room featuring a low level WC, wall hung basin, part tiled walls, chrome heated towel rail and UPVC obscure double glazed window.

FIRST FLOOR

BEDROOM ONE A wonderfully spacious master bedroom positioned to enjoy serene views over the sun soaked rear gardens and rolling countryside beyond. The room offers exceptional storage with extensive built in wardrobes and drawers, UPVC double glazed windows and a gas central heating radiator. Door leading into



FIRST FLOOR



GROUND FLOOR

EN-SUITE A contemporary en-suite featuring a low level WC, vanity basin with storage below and a generous walk in double shower. Additional highlights include modern tiling, a mirrored medicine cabinet, built in storage niche, UPVC obscure double glazed window and a chrome heated towel rail.

BEDROOM TWO A generous second double bedroom overlooking the beautifully maintained front gardens with ample space for furniture, UPVC double glazed window and gas central heating radiator. Door leading into

EN-SUITE A sleek and modern en-suite with low level WC, wall hung basin, corner shower, part tiling, UPVC obscure double glazed window and chrome heated towel rail.

BEDROOM THREE A well proportioned double bedroom positioned at the rear of the home complete with UPVC double glazed window and gas central heating radiator.

BEDROOM FOUR A comfortable smaller double bedroom to the front aspect featuring built in eaves storage, UPVC double glazed window and gas central heating radiator.

BEDROOM FIVE A generously sized smaller double bedroom with partial countryside views, UPVC double glazed window and gas central heating radiator.

FAMILY BATHROOM A modern and beautifully appointed family bathroom offering a low level WC, vanity basin with storage below and a panelled bath with shower over and glass screen. Finished with stylish tiling, a mirrored medicine cabinet, UPVC obscure double glazed window and chrome heated towel rail.

OFFICE A well designed home office with built in desk, drawers, overhead cabinetry and a deep storage cupboard. Ideal for remote working or study. UPVC double glazed window and gas central heating radiator.

OUTSIDE

REAR GARDEN A sun drenched south-east facing garden thoughtfully landscaped for low maintenance. A generous patio accessed directly from the kitchen/diner via bifold doors creates an exceptional space for outdoor entertaining and alfresco dining. The garden features integrated lighting, steps leading down to the hot tub area, a level lawn bordered by mature conifers, a timber shed and additional hardstanding to the rear.

DOUBLE GARAGE A spacious double garage with electric door, Worcester boiler, built in work benches, overhead lighting, multiple power points and internal courtesy door to the house.

PARKING Off road parking for up to 3 vehicles with an additional lawned area beside the driveway.

Address 'Hookhills Road, Paignton, TQ4 7NH'

Tenure 'Freehold'

Council Tax Band 'F'

EPC Rating '71 | C'

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