



**Connells**

Chestnut Drive  
Brixham



## Property Description

**\*\*Guide £350,000 - £375,000\*\*** Nestled in the coveted locale of Brixham, this deceptively spacious 4-bedroom bungalow beckons with its charm and functionality. As you approach, the property reveals generous parking space, setting a practical tone. Upon entry, a sizable porch welcomes you, creating a seamless transition into the heart of the home.

The accommodation boasts four well-proportioned bedrooms, with one of the bedrooms featuring an en-suite for added comfort. The living area is bathed in natural light, thanks to a bright open lounge overlooking the level rear garden. The open-plan kitchen and diner enhance the sense of space and connectivity, creating a central hub for daily activities.

A family bathroom adds another layer of convenience, ensuring that every aspect of daily living is well catered to. The exterior of the property is equally enticing, with ample parking space at the front providing practicality. To the rear, a delightful sun decked area awaits-an ideal spot for entertaining or simply basking in the outdoors. This residence in the charming Brixham fishing town harmonize's functionality with a touch of elegance, offering a well-rounded living experience in this sought-after coastal community.

## Accommodation

uPVC obscure double glazed entrance door leading into

## Entrance Porch

11' 8" max x 4' 8" max ( 3.56m max x 1.42m max )

uPVC double glazed window to the front aspect, coat hooks, laminate flooring, power points and uPVC double glazed door leading into

## Hallway

Loft access, built in cupboard housing electric meter, radiator and doors leading to principle rooms.

## Bedroom One

12' 10" max x 10' 10" max ( 3.91m max x 3.30m max )

uPVC dual aspect double glazed windows to the front and side, coving, radiator, tv point and power points.

## Bathroom

uPVC obscure double glazed window to the side aspect, panel enclosed bath with wall mounted Mira electric shower, pedestal wash hand basin with mixer tap over, low level wc, part tiled walls, built in cupboard with shelving, modern chrome towel rail and extractor.

## Bedroom Two

12' 11" max x 8' 11" max ( 3.94m max x 2.72m max )

uPVC double glazed window to the side aspect, coving, built in wardrobe, radiator, tv point and power points.

## Bedroom Three / Study

10' 7" max x 7' 10" max ( 3.23m max x 2.39m max )

uPVC double glazed window to the front aspect, coving, built in cupboards, radiator and power points.

## Lounge

18' 6" max x 12' 3" max ( 5.64m max x 3.73m max )

uPVC double glazed sliding patio doors to the rear aspect, coving, dado rail, wall lighting, tv point, power points, Two radiators and french doors leading to

## Kitchen/diner

18' max x 11' 4" max ( 5.49m max x 3.45m max )

uPVC dual aspect double glazed window to the side and rear, white matching wall, base and drawer units, rolled edged worksurfaces, 1 1/2 sink unit with mixer tap over, BOSCH induction hob with chrome extractor above, plumbing for washing machine, built in BOSCH double oven, part tiled walls, space for fridge, tiled flooring, coving and power points.

The dining area has double french doors, radiator and tiled flooring.

## Bedroom Four

9' 11" max x 9' 5" max ( 3.02m max x 2.87m max )

uPVC double glazed window to the rear aspect, radiator, power points and door leading into

## En-Suite

Wall mounted wash basin, low level wc, shower cubicle with electric shower, extractor, glass shelf, part tiled walls and tiled flooring.

## Outside

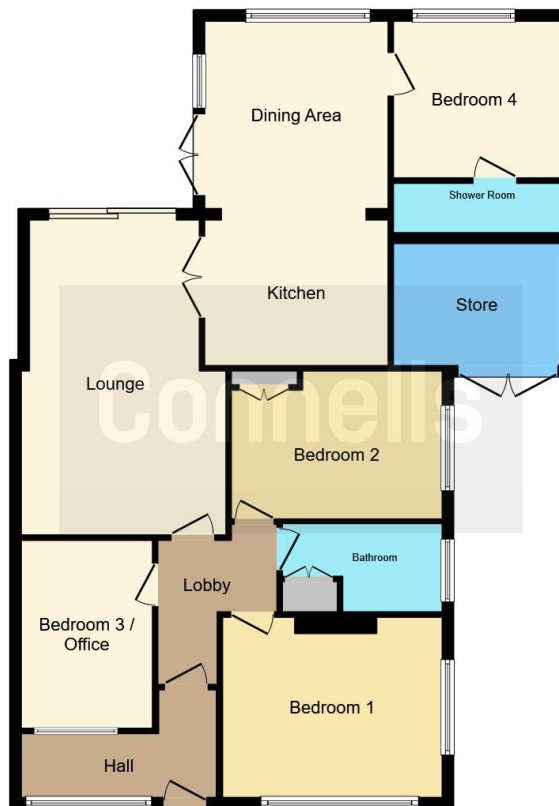
To the front of the property is a large store with double garage frontage housing a Worcester combi-boiler, power points, and ample parking.

The rear garden has a sun decked area, patio area, step leading to stone area, pathway, lawned area, mature shrubs and plant borders, steps lead to a further stone area and archway leading through to two sheds and a workshop.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/PGN311560](https://www.connells.co.uk/Property/PGN311560)**



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