



Connells

Brownscombe Close
Marldon PAIGNTON



Property Description

Nestled in the charming Marldon neighbourhood, this exquisite 4-bedroom detached home offers an idyllic retreat in a highly coveted cul-de-sac location. Upon entering, you'll be greeted by a stunning double-aspect lounge, seamlessly flowing into a dining room with picturesque views of the conservatory and the lush, private landscaped garden beyond. The newly fitted kitchen boasts integral appliances, accompanied by a separate utility room for added convenience. The spacious conservatory bathes in natural light and provides a serene sanctuary to enjoy the beauty of the rear garden.

Upstairs, luxury awaits with four double bedrooms, including a master en-suite, and a family bathroom, offering ample space and comfort for the entire family. Outside, parking for two vehicles and an integral garage provide practicality, while the level, landscaped rear garden invites outdoor relaxation and entertaining.

Conveniently located close to local shops and with easy access to transport links, this home offers the perfect blend of tranquility and accessibility. With its impeccable design, abundant natural light, and serene surroundings, this property truly represents a rare gem in the sought-after Marldon area.

Accommodation

Composite entrance door leading to

Hallway

Doors off to principle rooms and integral garage. Storage cupboard and stair case with turned newel posts and spindles leading upstairs to first floor. French style glazed double doors leading into the

Downstairs Cloakroom

Coving, Low level wc, wall basin, extractor and laminate flooring.

Integral Garage

16' 9" max x 9' 8" max (5.11m max x 2.95m max)

uPVC double glazed door to the side aspect, up and over door and tap.

Lounge

18' 4" max x 11' 7" max (5.59m max x 3.53m max)

uPVC double glazed bay window with shutters to the front aspect and side aspect uPVC double glazed window with shutters, uPVC double glazed window to the side aspect, coving, stone fireplace with inset coal effect gas fire, marble surround and hearth, tv point and two radiators. french doors leading into

Dining Room

14' 6" max x 9' 9" max (4.42m max x 2.97m max)

Rear aspect uPVC double glazed French doors leading into conservatory, coving, radiator, power points and door leading to kitchen and breakfast room.

Kitchen/breakfast Room

17' 5" max x 12' max (5.31m max x 3.66m max)

Rear aspect uPVC double glazed french doors leading into Conservatory and rear aspect uPVC double glazed window. Quality

range of light Grey wood effect wall and base units with granite effect work surfaces. 1.5 bowl stainless steel single drainer stainless steel sink unit with mixer tap over and integrated Beckon dishwasher below, two large deep pan drawers. Beaumatic stainless steel ranger style five burner gas cooker with twin ovens. There is a stainless steel splash back with Ariston cooker hood over., integrated Indesit fridge with freezer below and metro tiling to the walls. Radiator. Spotlights to ceiling. Door to:-

Utility Room

6' 3" max x 5' 7" max (1.91m max x 1.70m max)

Side aspect uPVC double glazed door. There is a range of fitted wall and base units for storage plus plumbing for washing machine and space for a tumble dryer. Stainless steel sink unit, rolled edge worksurfaces, radiator and Worcester gas boiler.

Conservatory

19' max x 9' 8" max (5.79m max x 2.95m max)

Dual aspect uPVC double glazed windows to the side aspect and french doors leading out on to rear garden. Power points and radiator.

First Floor Landing

Ceiling spotlights, loft access and doors leading to principal rooms.

Bedroom One

13' 9" max x 11' 9" (4.19m max x 3.58m)

Rear aspect uPVC double glazed window with shutters, built in sliding wardrobes, radiator, tv point, power points and door leading through to

En-Suite

Obscure uPVC double glazed window to the side aspect, ceiling spotlights, shower cubicle with wall mounted power shower, paneling high gloss white vanity unit with mixer tap over and cabinet with light above and low level wc,

Bedroom Two

13' 3" max x 11' 9" max (4.04m max x 3.58m max)

Rear aspect uPVC double glazed window, coving, radiator, tv point and power points.

Bedroom Three

11' 7" max x 8' 9" max (3.53m max x 2.67m max)

Front aspect uPVC double glazed window, coving, radiator and power points.

Bedroom Four

12' 8" into wardrobe x 10' max (3.86m into wardrobe x 3.05m max)

Front aspect uPVC double glazed window, coving, built in sliding wardrobes, radiator, tv point and power points.

Bathroom

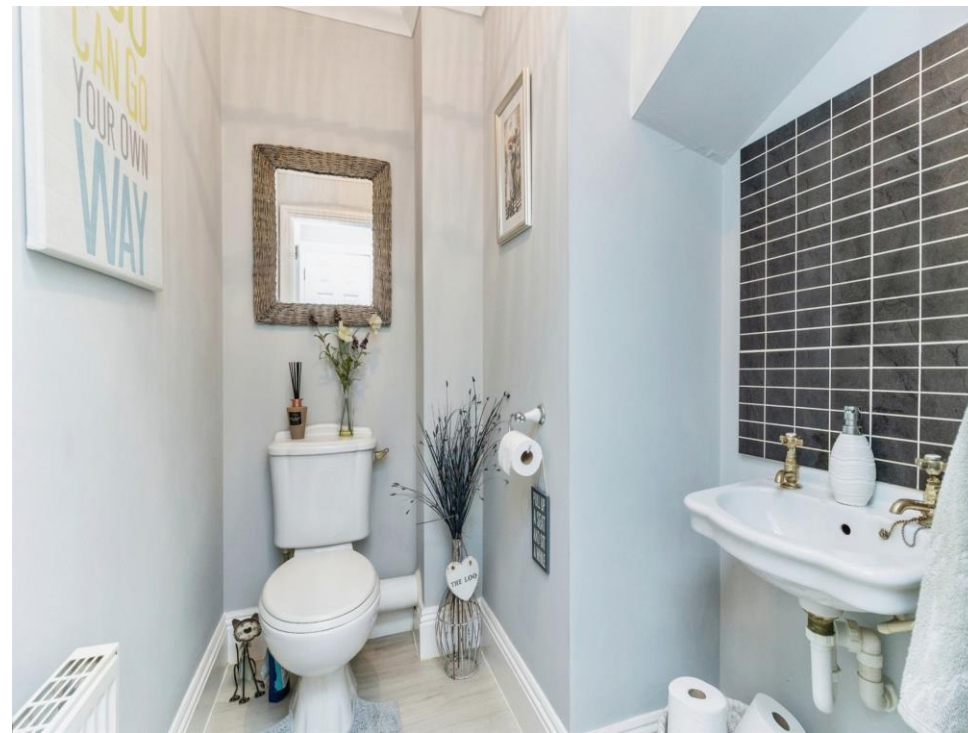
Obscure front aspect uPVC double glazed window, ceiling spotlights, coving, part tiled walls, paneling, large shower cubical with double headed power shower, pedestal wash hand basin with mixer tap over, low level wc, , modern chrome towel rail, shaving point and extractor.

Outside

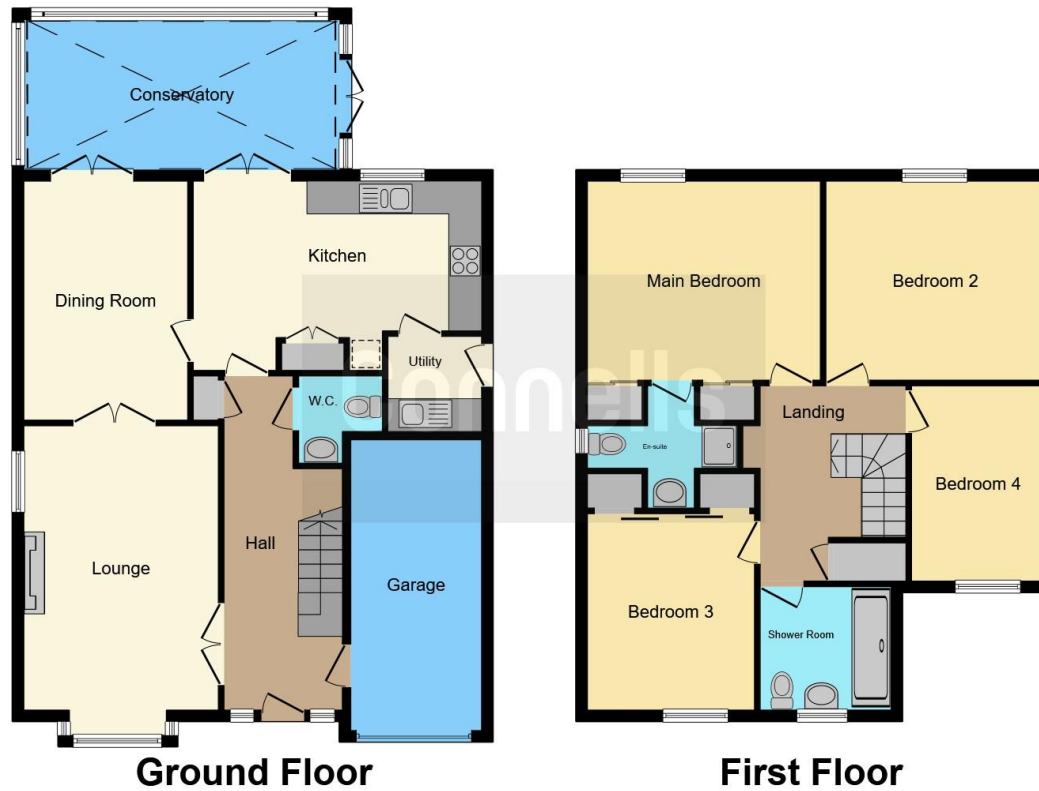
The front of the property has a lawned area and driveway leading to the garage and front entrance.

The rear landscaped garden has beautiful flower and shrub borders and is fully enclosed, summerhouse and stone borders. Double external power source and outside tap.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01803 400 888
E paignton@connells.co.uk

51 Hyde Road
 PAIGNTON TQ4 5BP

EPC Rating: C

view this property online connells.co.uk/Property/PGN311038

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PGN311038 - 0005