



Connells

All Hallows Road
Preston PAIGNTON



Property Description

This inviting four-bedroom semi-detached home in Preston offers an ideal haven for a growing family, conveniently Guide price £325,000 - £350,000. Located within the catchment area for Preston Primary and Oldway School. Upon arrival, a driveway provides ample parking and leads to a garage, with side access to the level rear garden, offering both practicality and outdoor space. Entering the home, you're welcomed into a bright and airy lounge and dining room, overlooking the garden, perfect for entertaining or relaxing with loved ones. Continuing through, the kitchen boasts built-in appliances and a pantry, catering to culinary needs with ease. Upstairs, four bedrooms await, including an ensuite, ensuring comfort and privacy for all family members. A family bathroom adds further convenience. Outside, the property enjoys picturesque countryside and woodland views, adding to its charm and tranquility. With no onward chain, this home presents the ideal opportunity to settle into a delightful family residence with the perfect finishing touch.

Accommodation

uPVC entrance door with obscure glass leads into

Entrance Hallway

Stairs leading to the first floor landing, double radiator, exposed brickwork and doors leading to principal rooms.

Lounge

14' 4" max x 11' 3" max (4.37m max x 3.43m max)

uPVC dual aspect bay double glazed windows to the front and rear, original picture rails, feature gas fire place with hearth and surround and doors leading through to

Dining Room

15' 4" max x 10' 9" max (4.67m max x 3.28m max)

uPVC double glazed window, original picture rails, double radiator, feature fire surround, power points, tv point and wifi.

Kitchen

11' 9" max x 11' 8" max (3.58m max x 3.56m max)

uPVC double glazed window and uPVC double glazed door to the rear aspect, matching wall, base and drawer units, wooden worksurfaces, belfast sink with mixer tap over, plumbing for washing machine, space for dishwasher, space for tumble dryer, four ring gas hob with built in oven below and extractor above, pull out larder cupboards, integral fridge freezer, cupboard housing combi boiler, wine racks, pantry cupboard, part tiled walls and power points.

First Floor Landing

Loft access and doors leading to principal rooms.

Bedroom One

15' max x 11' max (4.57m max x 3.35m max)

uPVC double glazed bay window to the front aspect, original picture rails, tv point, power point and radiator.

Bedroom Two

15' 4" max x 11' 5" max (4.67m max x 3.48m max)

uPVC double glazed bay window to the rear aspect, original picture rails, tv point, power points and radiator.

Bedroom Three

7' 4" max x 6' (2.24m max x 1.83m)

uPVC double glazed window to the front aspect, power points and radiator.

Bedroom Four

12' 5" max x 7' 9" max (3.78m max x 2.36m max)

uPVC double glazed window to the front aspect, original picture rails, radiator, power points and door leading through to

En-Suite

uPVC double glazed window to the rear aspect, vanity wash basin unit with mixer tap over, low level wc, shower cubicle with wall mounted electric shower and part tiled walls.

Family Bathroom

uPVC obscure double glazed window to the rear aspect, white suite comprising panel enclosed bath with mixer tap over, pedestal wash hand basin, low level wc, radiator and part tiled walls.

Garage

15' 9" max x 8' 5" max (4.80m max x 2.57m max)

Up and over door, power and lighting.

Outside

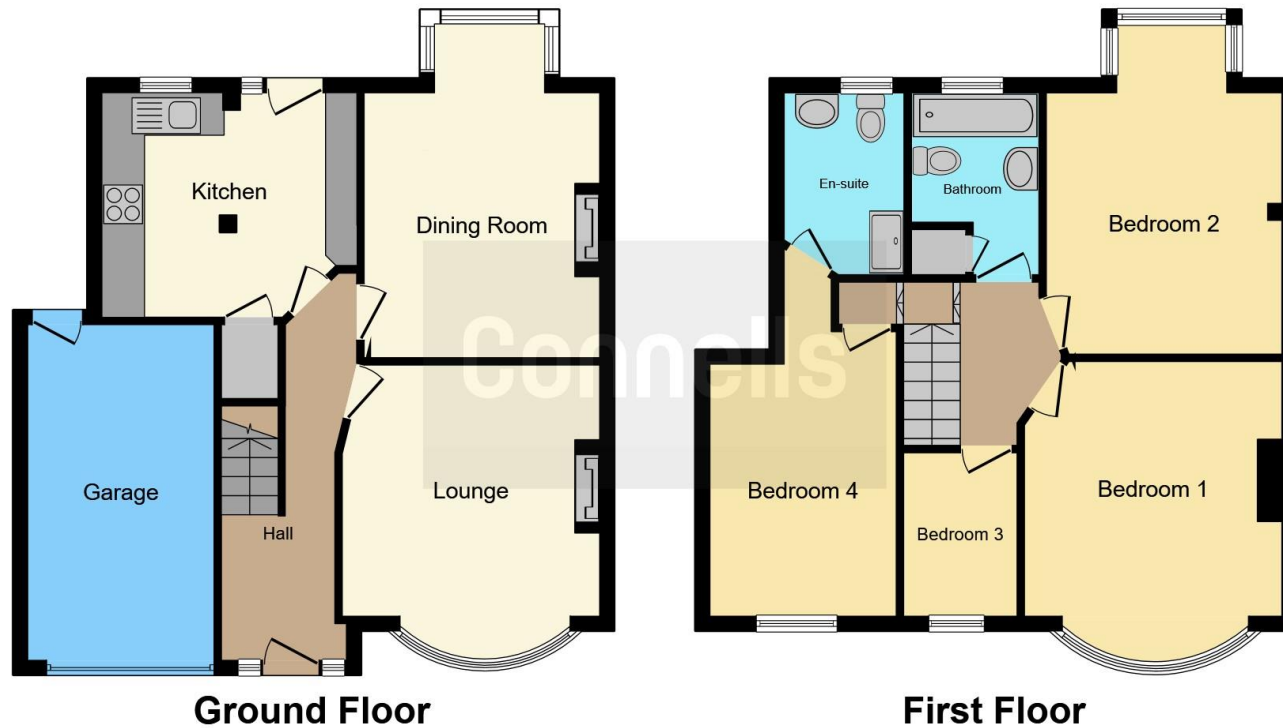
The front garden is laid to lawn and driveway parking leading up to the garage.

To the rear of the property steps lead down to a patio area and lawned area with mature shrubs, outside tap, outside lighting and power and access through to the garage.









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

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EPC Rating: D

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Tenure: Freehold



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