



Connells

Lakes Road
Brixham



Property Description

Situated in the popular Brixham fishing town, this immaculate three-bedroom extended bungalow offers a blend of space, comfort, and potential. On approach, a generous driveway provides ample parking for multiple vehicles. Upon entering, you are greeted by a bright porch that leads into a double-aspect lounge, creating a welcoming and airy atmosphere. This space seamlessly flows into a second reception room, ideal for use as a study. The kitchen and dining room overlook beautiful landscaped gardens, perfect for both family meals and entertaining. The bungalow features three spacious double bedrooms, each offering ample storage and comfort. The new family bathroom is modern and stylish, complemented by an additional shower room for convenience. Notably, this home offers the potential for a separate annex, with its own entrance alongside the main one, providing flexibility for extended family living or rental opportunities. The rear garden is designed for low maintenance with a charming patio area, making it an ideal spot for outdoor gatherings and relaxation. With its prime location in Brixham and its versatile layout, this bungalow is a rare find. Viewings are highly recommended to fully appreciate all that this exceptional property has to offer.

Accommodation

uPVC double glazed door leading into entrance porch.

Entrance Porch

8' 3" x 6' 6" (2.51m x 1.98m)

Dual aspect uPVC double glazed windows, power points and uPVC double glazed door leading into hallway.

Hallway

Doors off to principle rooms, storage cupboards and power points. Loft access and double radiator.

Lounge

11' 8" x 15' (3.56m x 4.57m)

Front aspect uPVC double glazed window, bi-folding doors leading into Study/Reception Two. Power points, tv point, radiator and coving. Feature electric fireplace.

Reception Two/Study

9' 3" x 9' 9" (2.82m x 2.97m)

Rear aspect uPVC double glazed window. Radiator, power points and archway through to kitchen and diner.

Kitchen/Diner

20' 7" max x 9' max (6.27m max x 2.74m max)

Rear aspect uPVC double glazed door leading out to level rear garden, Kitchen comprising of matching wall, base and draw units. Separate space with rolled edge edge work surface with space under for tumble dryer. Rolled edge work surface with Four ring gas hob and chrome extractor above. 1 1/2 stainless steel sink unit with mixer tap over. Built in gas double oven, mains supply ready for an electric oven.

Plumbing for washing machine, space for fridge freezer and part tiled walls.

Bedroom One

11' 8" x 10' 6" (3.56m x 3.20m)

Front aspect uPVC double glazed window,

Double radiator, power points, built in wardrobes and covings.

Bathroom

Side aspect obscure uPVC double glazed window. Suite comprising of White high gloss vanity unit with mixer tap over, low level wc, Panel enclosed bath with mixer tap over and wall mounted power shower. Modern towel rail.

Storage Room/Utility

5' 3" x 5' 1" (1.60m x 1.55m)

Wall mounted combi boiler and power points.

Bedroom Two

10' x 7' 5" (3.05m x 2.26m)

Rear aspect uPVC double window, Radiator, tv point and power points

Inner Lobby Area

Separate uPVC double glazed door leading into lobby from driveway. Storage cupboards and doors leading to

Shower Room

Side aspect obscure uPVC double glazed window. Suite comprising of White high gloss vanity unit with mixer tap over, low level wc, Double shower cubicle with wall mounted electric shower with paneling. Part tiled walls and modern radiator.

Bedroom Three

12' 4" x 6' 9" (3.76m x 2.06m)

Double aspect uPVC double glazed windows to side and rear. Radiator and powers points.

Outside

Front has driveway parking for multiply vehicles.

Rear garden with patio area, outside lighting, Power in shed, Artificial Lawned area 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

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