



**Connells**

Sharkham Drive  
Brixham





### Property Description

Nestled in a quiet cul-de-sac, this property boasts superb and breathtaking countryside and sea views. It features four double bedrooms, including two ensembles, a separate family bathroom, and a cloakroom, exuding luxury and comfort. Carefully maintained, the interior is designed to a high standard, providing delightful living space for families or couples. Just a short stroll from the beaches on the South Coastal Path, it's perfect for outdoor enthusiasts who relish natural beauty.

Stepping inside, you'll find an integral garage and a utility room with built-in appliances. A separate cloakroom is conveniently located on the ground floor. As you ascend to the first floor, you are greeted by a bright, triple-aspect open-plan living area. The space features engineered oak flooring and bespoke shutters, ensuring comfort and style. Each view from the house captures the serene surroundings, making it a perfect haven for relaxation and enjoyment.

The second floor houses two double bedrooms, both with bespoke shutters, including the principal ensuite. On the third floor, there are two additional double bedrooms, one featuring bespoke wardrobes. Every room offers breathtaking views of Brixham, enhancing the home's allure.

Outside, the property sits on a corner plot with a stunning landscaped garden, providing an idyllic outdoor space for entertaining or simply unwinding. This truly is a remarkable home, offering an exceptional blend of luxury, comfort, and natural beauty.

### Accommodation

Driveway leads to the front door.

### Entrance Hallway

Stairs leading to the first floor, radiator, electric box, engineered oak flooring and door leading to

### Inner Hallway

Radiator, large airing cupboard housing water tank, tiled flooring, radiator, extractor system and doors leading to principal rooms.

### Utility Room

8' 4" max x 7' 9" max ( 2.54m max x 2.36m max )

Ceiling spotlights, high gloss wall, base and drawer units, full height larder and corner pull out shelving, single stainless steel sink unit with mixer tap over, rolled edge worksurfaces, plumbing for washing machine, space for tumble dryer, integral freezer, storage cupboard, power points, radiator, extractor system and tiled flooring.

### Downstairs Cloakroom

Ceiling spotlights, high gloss vanity unit with waterfall tap over, low level wc, extractor, tiled flooring, radiator and door leading through to

### Integral Garage

19' 10" max x 19' 1" max ( 6.05m max x 5.82m max )

Manual up and over door, tap to front, rolled edge worksurfaces with high gloss cupboards below, shelving and power points.

### First Floor Landing

TV point, power points, radiator, BT point and french doors leading to a balcony with space for table and chairs.

## Dining Area

Power points and radiator.

## Kitchen

Ceiling spotlights, combi oven/microwave, steam oven, warming drawer, boiling tap, 6 burner hob, black granite, 1.5 bowl sink, full height fitted shaker kitchen, quartz worktops, upstands and splash back, full height larder unit, dishwasher leading to engineered oak flooring with space for kitchen island and french doors to the garden, (Kitchen island is not part of the sale but can be purchased separately).

## Second Floor Landing

Doors leading to principal rooms.

## Bedroom Two

17' 5" max x 13' 6" max ( 5.31m max x 4.11m max )

uPVC double glazed window to the front aspect, bespoke shutters, tv point, power points, BT point, radiator and door leading through to

## En-Suite

White high gloss vanity unit with waterfall tap over, low level wc, double shower cubicle with wall mounted shower, shaving point, extractor and tiled flooring.

## Family Bathroom

uPVC obscure double glazed window to the side aspect, ceiling spotlights, large vanity unit with mixer tap over, shaving point, low level wc, panel enclosed double ended bath with waterfall tap over and shower attachment, part tiled walls, modern chrome heated towel rail, extractor and tiled flooring.

## Bedroom Three

13' 5" max x 13' 3" max ( 4.09m max x 4.04m max )

Two uPVC double glazed window to the rear aspect, bespoke shutters, tv point, BT point, power points and radiator.

## Third Floor Landing

Loft access, power points and doors leading to principal rooms.

## Principal Bedroom

17' 6" max x 9' 2" max ( 5.33m max x 2.79m max )

uPVC double glazed window to the front aspect, bespoke shutters, tv point, power points, BT point radiator and door leading through to

## En-Suite

uPVC obscure double glazed window to the side aspect, ceiling spotlights, white high gloss vanity unit with waterfall tap over, low level wc, large double walk in shower cubicle with wall mounted shower and overhead waterfall shower, part tiled walls, modern chrome heated towel rail, extractor, shaving point and tiled flooring.

## Bedroom Four

13' 6" max x 9' 2" max ( 4.11m max x 2.79m max )

uPVC double glazed velux windows, bespoke shutters, ceiling spotlights, bespoke full height built in painted wooden wardrobes, radiator, tv point, BT point and power points.

## Outside

To the front of the property is a block-paved driveway suitable for Two vehicles leading to the garage and composite front door with side gate leading into the rear garden.

The side garden with lower level patio, vegetable beds, mature trees and shrubs and an area for bins.

Rear garden with large patio, lawn, herb garden, mature trees and shrubs. Outside tap and double power point.

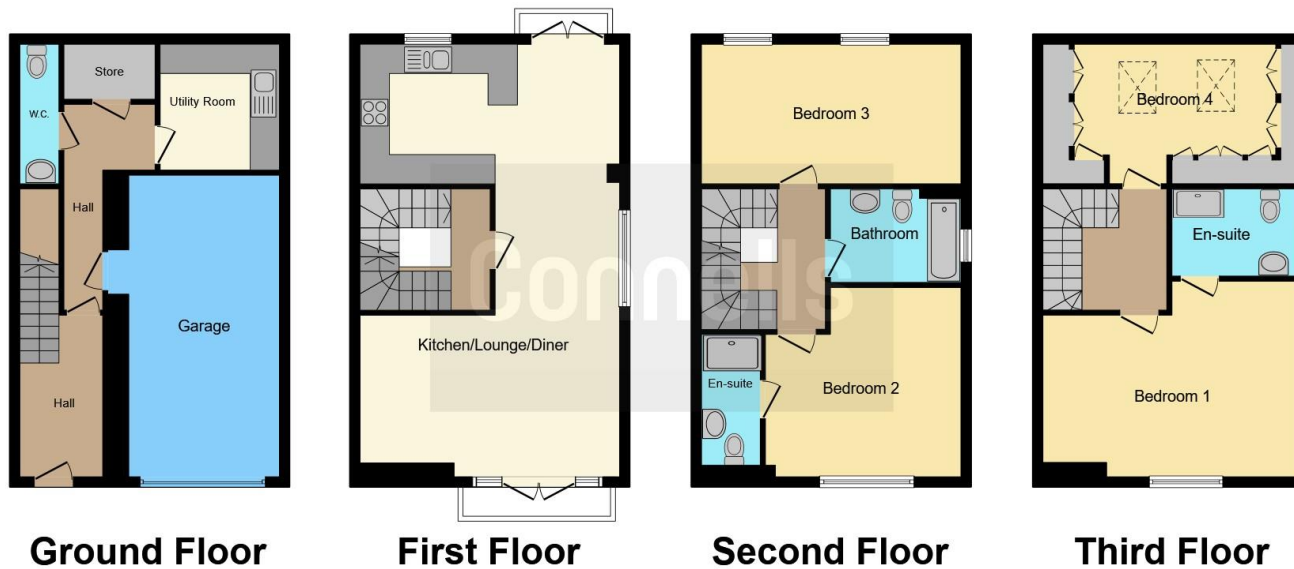












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**EPC Rating: B**

Tenure: Freehold

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