



Connells

Loventor Crescent
Marldon Paignton

Loventor Crescent Marldon Paignton TQ3 1LT

for sale
£689,950



Property Description

Nestled in a quiet cul-de-sac in the sought-after village of Marldon, this exceptional five-bedroom detached home offers both elegance and comfort, having been lovingly maintained by its only owner. Approaching via a green, you are greeted by the home's grand presence. Inside, the high-quality Karndean flooring flows seamlessly throughout. The ground floor features a spacious double-aspect lounge with views of the beautifully landscaped rear garden, a formal dining room overlooking the front private green, and a Bespoke Wisteria kitchen with Miele integral appliances and quartz work surfaces. The kitchen leads into a utility room with matching bespoke units, providing additional convenience.

The conservatory, offering countryside views, further enhances the home's appeal. Additional features include a cloakroom and direct access to a double integral garage.

Upstairs, there are five generous double bedrooms. The main bedroom boasts scenic garden and countryside views, along with a walk-in wardrobe area and a new en-suite. The second bedroom also benefits from an en-suite, while the remaining three bedrooms share a family bathroom.

The home's location offers easy access to major road links, local shops, and schools. Viewing is highly recommended to truly appreciate this remarkable property.

Accommodation

Integral Garage

18' 7" max x 16' 5" max (5.66m max x 5.00m max)

Two electric up and over doors, power, shelving, lighting, worcester system boiler and tap.

Entrance Hallway

Stairs leading to first floor landing and doors to principal rooms.

Dining Room

14' max x 11' 11" max (4.27m max x 3.63m max)

uPVC double glazed bay window to the front aspect, ceiling spotlights, coving, power points and radiator.

Cloakroom

uPVC obscure double glazed window to the side aspect, coving, low level wc, white high gloss vanity unit with mixer tap over, radiator and tiled flooring.

Lounge

20' x 13' 8" (6.10m x 4.17m)

Double aspect. Side aspect uPVC double glazed window and rear aspect uPVC double glazed french doors leading out onto landscaped rear gardens. Coving, Stone feature gas fireplace, radiators, power points and tv point.

Kitchen & Diner

23' 3" x 10' 11" (7.09m x 3.33m)

Rear aspect uPVC double glazed window and french doors leading out into sun room. Bespoke masterclass Wisteria kitchen comprising of matching Wall, base and draw units, Deep pan draws, larder cupboard, complimentary glass splashback, quartz work surfaces with matching upstand and inset sink unit with 4-in-1 boiling water system. Meile intergrated dishwasher, Meile eye level oven and microwave combi, Integral Neff fridge freezer, spot lighting, coving, radiator, power points, radiator, tv point. Karndeian flooring and doorway leading into utility room,

Utility Room

9' 1" x 5' 8" (2.77m x 1.73m)

Double glazed door leading to side of property. Utility comprising of Wysteria bespoke matching wall base units plumbing for washing machine and dryer. Quartz worksurfaces with inset sink unit with mixer tap over, Power points, radiator,coving and Karndeian flooring.

Conservatory

10' 8" x 10' 8" (3.25m x 3.25m)

Triple aspect uPVC double glazed windows and french doors overlooking landscaped rear gardens, Power points, two radiators, tv point and Karndeian flooring.

First Floor Landing

Loft access, storage cupboard and radiator

Bedroom One

14' 11" x 11' 10" (4.55m x 3.61m)

Double aspect uPVC double glazed windows to side and rear overlooking landscaped gardens, tv point, power points, radiator, coving and archway leading through to walk in wardrobe area with built in wardrobes and door leading off to master ensuite.

Master Ensuite

Rear aspect uPVC double glazed obscure window, Suite comprising of White high gloss vanity unit with mixer tap over, low level wc, shower cubicle with wall mounted power shower, panelling, part tiled walls, tiled flooring, mirror cabinet with lighting, coving, spot lighting and modern towel rail.

Bedroom Two

15' 10" x 13' 3" (4.83m x 4.04m)

Front aspect Two uPVC double glazed windows overlooking Green. Coving, power points, spot lightin, tv point, built in wardrobes and door leading to ensuite.

Second Ensuite

Front aspect uPVC double glazed obscure window. Suite comprising of Shower cubicle with wall mounted power shower, pedestal wash hand basin, low level wc, glass shelving, shaving point, radiator, coving and spot lighting.

Bedroom Three

12' 11" x 9' 4" (3.94m x 2.84m)

Side aspect uPVC double glazed windows, coving, tv point, power points and radiator

Bedroom Four

11' 3" x 8' 5" (3.43m x 2.57m)

Main Bathroom

Side aspect uPVC double glazed obscure window, Suite comprising of White panel enclosed bath with mixer tap over and shower attachment, pedestal wash hand basin, low level wc, Shower cubicle with wall mounted power shower, panelling, part tiled wall, radiator, tiled flooring and shaving point.

Bedroom Five

10' 10" x 7' 10" (3.30m x 2.39m)

Rear apsect uPVC double glazed window, tv point, power points, radiator and bedpoke fitted wardrobes.









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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