



Connells

Brecon Close
Paignton

Brecon Close Paignton TQ4 7GF

for sale offers over
£300,000



Property Description

This gem of a three-bedroom detached home, tucked away in a peaceful cul-de-sac in Paignton, combines countryside charm with modern comforts. On entering, you're welcomed by a practical cloakroom before stepping into a bright, inviting lounge, where a feature fireplace serves as the focal point, adding a cozy ambiance.

The layout flows seamlessly into a well-equipped kitchen and breakfast room, featuring built-in appliances and ample workspace. Adjacent to this is a bright sunroom, boasting underfloor heating and an outlook over stunning landscaped gardens—a perfect space to unwind year-round.

Upstairs, you'll find three comfortable bedrooms, including a master with an ensuite, ideal for privacy and convenience. Outside, the front of the property offers driveway parking for up to three vehicles, leading to an attached garage with electric door.

The rear garden is a true paradise, with meticulously maintained patio areas, lush mature shrubs, and sweeping countryside views. A standout feature is the garden's own bar area, creating a fantastic space for entertainment and relaxation. This property offers an exceptional combination of peaceful seclusion, countryside beauty, and modern amenities. Viewings are highly recommended to appreciate its unique charm fully.

Accommodation

uPVC entrance door leading into

Hallway

uPVC entrance door. Doors leading into cloakroom and the ground floor accommodation. Fuse box, gas central heated radiator and a telephone point.

Cloakroom

Front aspect uPVC double glazed obscure window, A low level flush WC, a pedestal wash hand basin, extractor fan and partly tiled walls.

Lounge

17' 8" x 13' 8" max (5.38m x 4.17m max)

uPVC double glazed window to the front aspect. A deep under stairs storage cupboard, feature electric fireplace, stairs rising to the first floor, gas central heated radiator, power points and tv point.

Kitchen And Diner

13' 8" x 9' 4" (4.17m x 2.84m)

uPVC double glazed window and a uPVC double glazed sliding patio door leading into sunroom. A large open plan kitchen/diner with a range of matching wall, base and drawer high gloss units with roll edged work surfaces above. A 1 1/2 bowl composite sink and drainer unit, an electric oven with hob and extractor hood above. Space and plumbing for a washing machine and dishwasher as well as an integrated fridge freezer. A cupboard housing the combination boiler, complimentary tile backsplash.

Conservatory

12' 3" x 9' 1" (3.73m x 2.77m)

Triple aspect uPVC double glazed windows and french doors that lead out onto landscaped rear gardens., external power points either side, power points and underfloor heating,

First Floor Landing

Loft access and doors off to principle rooms

Bedroom One

11' 4" x 10' 1" (3.45m x 3.07m)

Front aspect Two uPVC double glazed windows, built in wardrobes, gas central heated radiator and power points. Door leading into master ensuite.

Master Ensuite

Front aspect uPVC obscure double glazed window. A three piece suite comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a double shower unit. Complimentary tiled walls and flooring, and a chrome heated towel rail.

Bedroom Two

11' 6" x 7' 5" (3.51m x 2.26m)

uPVC double glazed window. A double bedroom with built in wardrobes, and a gas central heated radiator and power points.

Bedroom Three

8' 2" x 5' 9" (2.49m x 1.75m)

uPVC double glazed window, storage cupboard, a gas central heated radiator and power points

Family Bathroom

uPVC obscure double glazed window. family bathroom boasting a low level flush WC, a pedestal wash hand basin and a paneled bath tub with shower attachments above and a protective glass shower screen. Extractor fan and a gas central heated radiator.

Outside

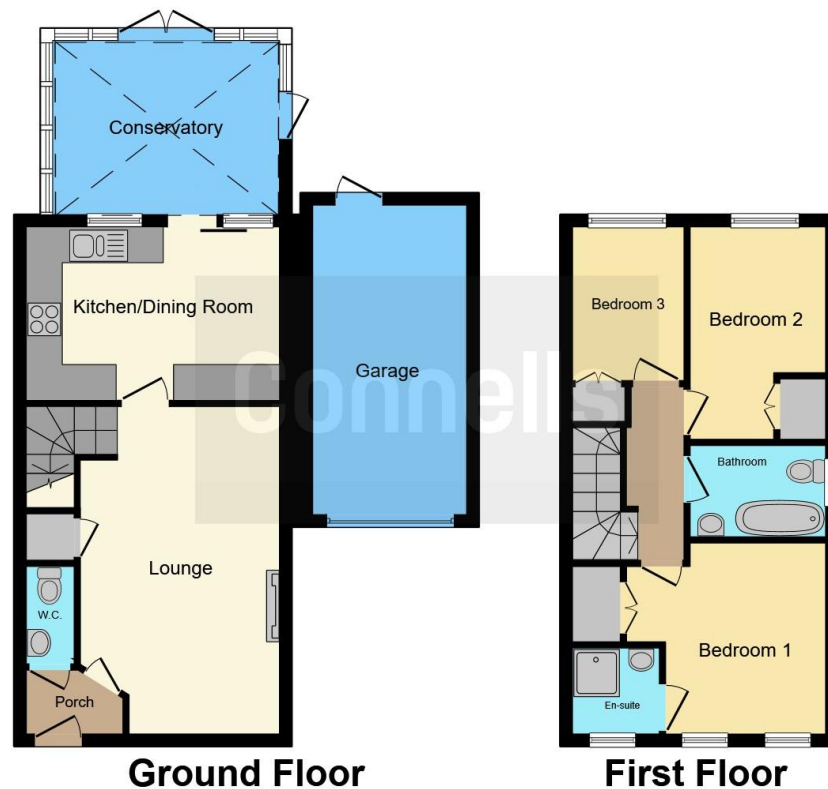
To the front is driveway parking for up to 3 vehicles leading up to the garage with side gate access to the rear gardens

The rear garden enjoying an open rural outlook. The gardens boast low maintenance with small lawned section based on two levels. Lower level is a large boat shaped shrub area with enclosed arbour. There is a separate area with potting shed leading to the back gate for rear access, a composite decked area perfect for outdoor dining and entertaining, a variety of mature shrubs and plants, a bar area with power and light perfect









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

Tenure: Freehold

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