



Connells

Brixham Road  
Paignton





## Property Description

This captivating family home, strategically located near schools and essential amenities, is a testament to comfort and practicality. From the moment you step inside, you're welcomed by a bright and spacious double-aspect lounge, diner, and kitchen, utility room - a perfect setting for family gatherings and entertaining. The seamless transition from indoor to outdoor living is facilitated by the connection to a sun decked area in the garden, creating an ideal space for relaxation and socialising.

Ascending the staircase reveals three generously sized double bedrooms, each designed to provide a haven for rest and personal space. The family bathroom exudes charm and functionality, enhancing the overall appeal of the home.

Outside, the front of the property is enclosed. The rear of the house features gated access leading to a sun decked area astro lawn and patio, complemented by mature shrub borders and out building creating a private and inviting outdoor retreat.. Whether enjoying the sun-soaked outdoor spaces or the well-appointed interior, this family home encapsulates the essence of harmonious living, combining practicality with aesthetic appeal in a location that priorities convenience and accessibility.

## Accommodation

uPVC entrance door leads into

## Entrance Hallway

Modern radiator, storage, stairs leading to the first floor landing and door leading into

## Open Plan Lounge/Diner/Kitchen

### Lounge Area

12' 2" max x 10' max ( 3.71m max x 3.05m max )

uPVC double glazed window to the front aspect, media wall with lighting, tv point, power points, modern radiator and bamboo flooring,

### Dining Area

uPVC double glazed french doors to the rear aspect, bespoke built in cupboards and bamboo flooring,

### Kitchen

uPVC double glazed window to the rear aspect, two toned wall, base and drawer units including a glazed display cupboard, integral dishwasher, inset sink with hose mixer tap over, four ring induction hob with built in electric oven below and modern extractor over, rolled edge worksurfaces, part tiled walls and archway leading through to

## Utility Room

6' 4" max x 6' 1" max ( 1.93m max x 1.85m max )

uPVC double glazed window to the side aspect, uPVC obscure double glazed door and window to the rear aspect, wall and drawer units, rolled edge work surfaces, space for fridge freezer, plumbing for washing machine and power points.

## First Floor Landing

Loft access and doors leading to principle rooms.

## Bathroom

uPVC obscure double glazed window to the rear aspect, suite comprising panel enclosed jacuzzi bath with mixer tap and double headed shower attachment over, under floor heating, floating wall basin with mixer tap over, low level wc, fully tiled walls, cabinet with under cupboard lighting, ceiling spotlights and extractor.

## Bedroom Two

11' 6" max x 10' 4" max ( 3.51m max x 3.15m max )

uPVC double glazed window to the rear aspect, sliding wardrobes with shelving, power points, tv point and radiator.

## Bedroom One

12' 3" max x 11' 4" max ( 3.73m max x 3.45m max )

uPVC double glazed window to the front aspect, coving, sliding part mirrored wardrobes, tv point and power points.

## Bedroom Three

8' 6" max x 8' max ( 2.59m max x 2.44m max )

uPVC double glazed window to the front aspect, built in sliding mirrored wardrobes, tv point, power points and radiator.

## Outside

To the front of the property is a garden and pathway leading to the front door.

The rear garden has a pergola, astroturf area, outside lighting, composite decking, limestone patio, workshop which could be converted into a garden room and gated rear access.

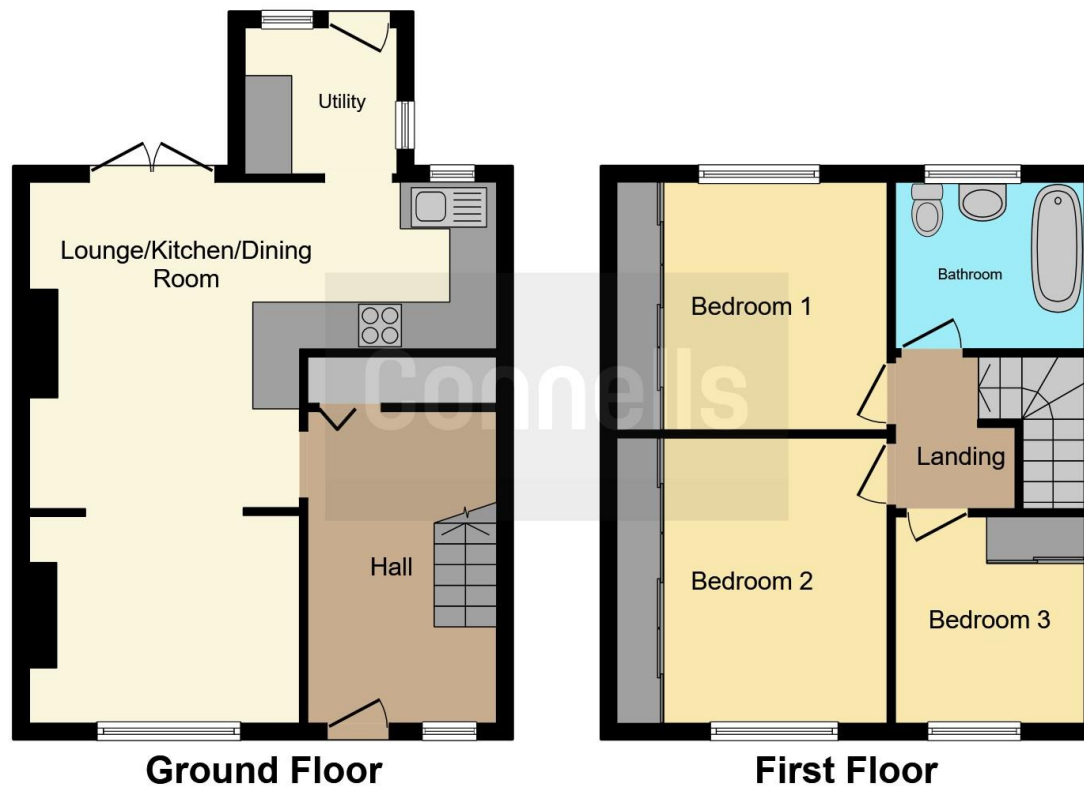












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**EPC Rating: C**

Tenure: Freehold

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