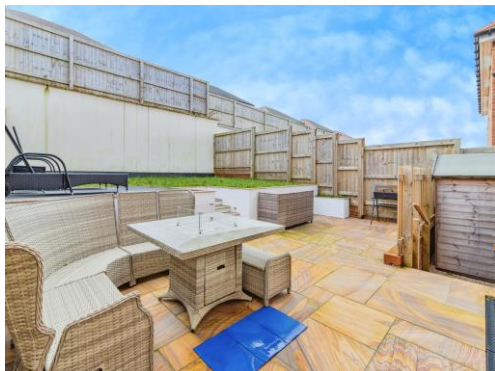




Connells

Hollyberry Road
Paignton



Property Description

Connells are pleased to bring to the market this stunning three-bedroom home, situated in the highly sought-after Berry Acres location. Boasting beautiful countryside views and a modern, stylish interior, this property is perfect for families or those seeking a peaceful yet convenient lifestyle.

Upon entering, you are welcomed into a bright and spacious lounge, which leads into an inner hallway providing access to a downstairs cloakroom. The recently upgraded kitchen is a true highlight, featuring high-quality integrated appliances, elegant work surfaces, and stylish tiled flooring. This well-designed space overlooks the beautifully landscaped rear garden, offering a perfect blend of functionality and aesthetics.

Upstairs, you will find three generously sized bedrooms, with the master benefiting from a private en-suite. A further family bathroom serves the remaining bedrooms, providing modern convenience for the whole household.

The rear garden has been thoughtfully designed and recently upgraded, featuring a stunning sandstone patio and a neatly lawned area. This outdoor space is perfect for al fresco dining, entertaining guests, or simply relaxing while enjoying the tranquil surroundings.

Located in the desirable Berry Acres area, this home offers easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

Viewings are highly recommended to fully appreciate the charm and quality.

Accommodation

Composite entrance door leading into

Lounge

13' x 11' 7" (3.96m x 3.53m)

Front aspect uPVC double glazed window. Power points, tv point and radiator and

Inner Lobby

Tiled flooring, storage cupboard and door leading into cloakroom.

Cloakroom

Side aspect uPVC double glazed window. Suite comprising of low level wc, pedestal wash hand basin, radiator, tiled flooring, glass shelving with mirror above.

Kitchen And Breakfast

15' x 10' (4.57m x 3.05m)

Rear aspect uPVC double glazed window and french doors overlooking landscaped rear gardens. Tiled flooring. Kitchen comprising of matching wall, base and draw units integrated fridge freezer, Rolled edge work surfaces with four ring gas hob with built in electric oven below and extractor over. High gloss splash back. Single drainer sink unit with mixer tap over. Integral dishwasher and plumbing for washing machine. Power points with usb points, Breakfast bar and radiator.

Landing

Doors off to principle rooms and loft access.

Bedroom One

11' 9" x 5' 11" (3.58m x 1.80m)

Front aspect uPVC double glazed window, Power points and radiator. Door leading to master ensuite.

Master Ensuite

Suite comprising of shower cubicle with wall mounted power shower, pedestal wash basin unit with mixer tap over, low level wc, part tiled walls and modern chrome towel rail.

Bedroom Two

10' 7" x 7' 10" (3.23m x 2.39m)

Rear aspect uPVC double glazed window, Power points and radiator.

Bedroom Three

10' 3" x 7' (3.12m x 2.13m)

Rear aspect uPVC double glazed window, Power points and radiator.

Outside

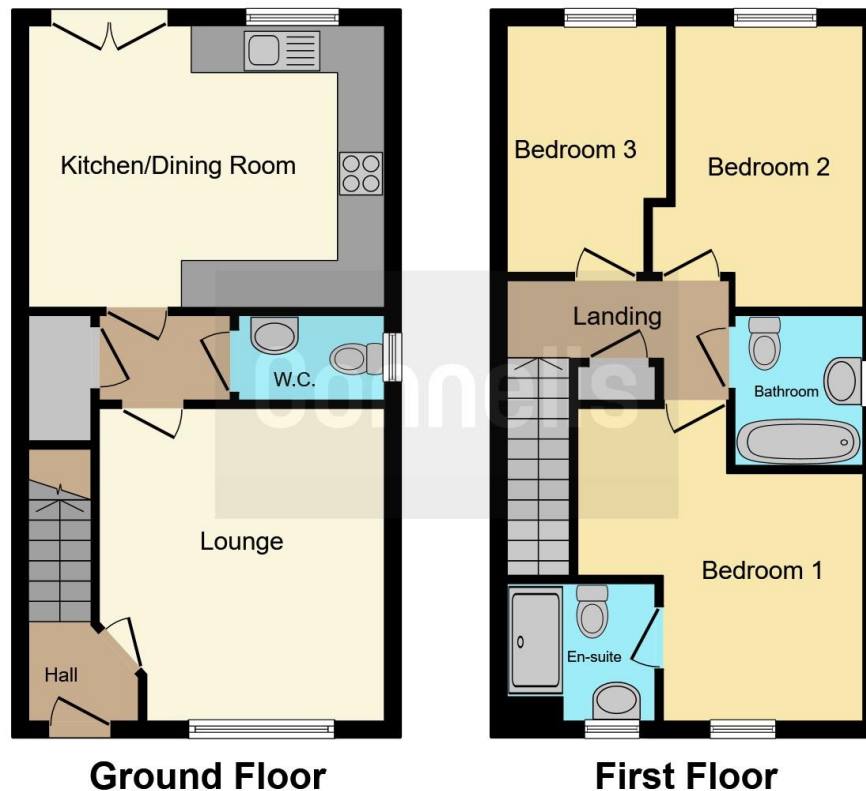
Front has driveway parking and side access to property.

Rear garden having Sanstone patio with steps leading upto decked area. Lawned area, Outside tap, lighting, side access 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

To view this property please contact Connells on

T 01803 400 888
E paignton@connells.co.uk

51 Hyde Road
 PAIGNTON TQ4 5BP

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/PGN312271



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PGN312271 - 0003