



Connells

Dolphin Court Road
Paignton



Property Description

This stunning four-bedroom detached home, located in the prime area of Upper Preston, offers breathtaking sea views and an exceptional standard of living. On arrival, a spacious driveway leads to the garage, ensuring convenient parking. The entrance is graced by a sun terrace enclosed by glass balustrading, where you can fully immerse yourself in the panoramic views of the Bay.

Inside, a bright and open hallway welcomes you into the home. The double-aspect lounge and dining room create a light-filled space perfect for entertaining. The fitted kitchen, complete with built-in appliances, adds both style and practicality. The ground floor includes two generous double bedrooms, a modern fitted bathroom, and a versatile third room that can serve as a bedroom or study.

Upstairs, you'll find three further double bedrooms, all beautifully appointed, alongside a contemporary fitted shower room. Each room is designed to maximize light and comfort, making the home ideal for family living.

The exterior is equally impressive, with beautifully landscaped front and rear gardens designed for low maintenance. The front features a sun terrace with stunning Bay views, while the rear garden offers multiple patio areas, an artificial lawn, a pergola, and a charming summerhouse-perfect for entertaining or unwinding in style.

This home's exceptional location and features make it a rare find. Viewings are highly recommended to secure this dream property and avoid disappointment.

Entrance Hall

uPVC double glazed front door opening into a wide and welcoming entrance hallway with doors leading through to the adjoining rooms, stairs rising to the first floor, overhead lighting, understairs storage as well as two further deep storage cupboards.

Lounge & Diner

25' 9" x 10' 10" (7.85m x 3.30m)

Triple aspect double glazing with uPVC double glazed windows to the front and rear as well as uPVC double glazed French doors leading out to the rear gardens with spectacular sea views across to Berry Head, Brixham. Laminate wood effect flooring, gas central heated radiator and an archway leading into

Kitchen

11' 3" x 10' 10" (3.43m x 3.30m)

uPVC double glazed window overlooking landscaped rear gardens and a door leading into Modern fitted kitchen comprising a range of overhead, base and drawer shaker style units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, a variety of integrated appliances such as a range style cooker with a 7 ring gas hob and extractor food above, an integrated dishwasher, an eye level microwave and wine fridge also. Space and plumbing for an American style fridge freezer, breakfast bar.

Utility

4' 3" x 4' 5" (1.30m x 1.35m)

Space and plumbing for a washing machine and dryer, roll edged work surfaces above, overhead units and a wall mounted combination boiler.

Bedroom One

12' 6" x 11' 9" (3.81m x 3.58m)

Double aspect uPVC double glazed windows
Front aspect of the property with incredible sea views across the bay. Gas central heated radiator and power points,

Bedroom Two

9' 11" x 8' 7" (3.02m x 2.62m)

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

Bathroom

uPVC obscure double glazed windowA contemporary family bathroom boasting a four piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below, a deep jacuzzi bath tub and a walk in double shower. Modern tiling to the walls and floor, a, an extractor fan and a chrome heated towel rail.

First Floor Landing

Doors off to principle rooms.

Bedroom Two

12' 1" x 11' 5" (3.68m x 3.48m)

uPVC double glazed window. Double bedroom enjoying breathtaking sea views across to Berry Head, Brixham. and a gas central heated radiator.

Bedroom Three

12' 3" x 8' 6" (3.73m x 2.59m)

uPVC double glazed window. Power points and radiator.

Bedroom Four

10' 1" x 8' 11" (3.07m x 2.72m)

Side aspect uPVC double glazed window. gas central heated radiator and power points.

Shower Room

uPVC obscure double glazed window. A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a shower unit. Tiled walls and flooring, a and a chrome heated towel rail.

Outside

A beautifully landscaped front, side and rear garden that has been thoughtfully designed by the current owners for both ease of maintenance and following the sun throughout the day. To the front of the home is a large sun terrace laid to patio slabs with a modern glass balustrade perfect for taking in the breathtaking views. The rear gardens have been separated into three areas with the first section being accessed off of the lounge/diner and laid to patio slabs with steps then leading up to a an artificial lawned area and a further patio area perfect for outdoor dining and entertaining with a sizeable pergola area and access to the summerhouse/hot tub room. Stunning sea views across the bay, outside tap and electrical points.

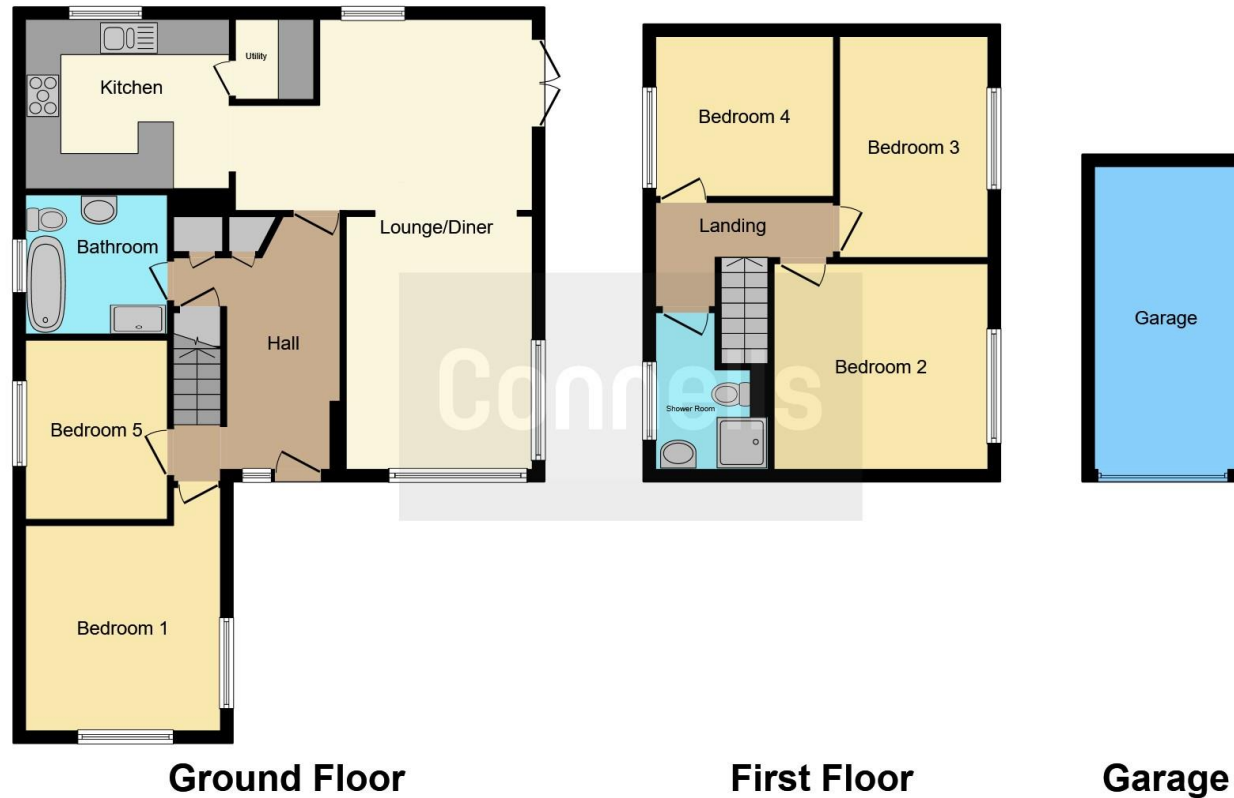
Summer House

A spacious summer house with uPVC double glazed French doors opening into the room, tiled flooring and electrical points. The space is currently being utilised as a hot tub room but could alternatively make for an ideal office/hobby room/craft room etc.









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: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/PGN312318



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: PGN312318 - 0017