



The Anchorage Upton Manor Road
BRIXHAM

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for sale
£450,000



Property Description

*** Guide price £450,000 - £500,000 ***
Connells are delighted to present to the market this truly stunning four-bedroom detached home, located in the highly desirable Upton Manor Road area of Brixham. Offering a wealth of flexible living space, beautifully landscaped gardens, and an idyllic position within walking distance of the picturesque St Mary's Square and the charming Brixham Harbour and Fish Village, this is a home that perfectly balances elegance, comfort, and convenience. The location of the property only adds to its appeal. Upton Manor Road is highly sought-after, offering peaceful living while remaining within easy reach of local amenities. St Mary's Square, with its local shop and services, is just a short, pleasant walk away through St Mary's Park. A little further afield, you'll find the local bus route that can take you into the vibrant centre of Brixham, with its famous harbour, bustling fish village, independent shops, and excellent selection of cafes, pubs, and restaurants.

On Approach

On approach, the home immediately impresses. Offering two separate driveways - each with its own carport - and a detached garage, there is no shortage of parking and storage space. This feature alone sets the tone for the spaciousness and practicality that this property provides, making it ideal for families, visitors, or those requiring extra vehicle storage.

As you make your way through the mature and beautifully kept front gardens, with their

vibrant shrubbery and colourful flower borders, you begin to appreciate the care and attention that has been invested in this home. The lovingly landscaped front gardens create a warm and welcoming entrance that perfectly complements the character of the property.

Entrance Porch

Upon entering the home, you are greeted by a large and inviting entrance porch, offering plenty of space to welcome guests and store outerwear.

Hallway

Leading from the porch, you are welcomed into hallway that leads off to principle rooms.

Bedroom Four

14' 10" x 7' 11" (4.52m x 2.41m)

Leading from the porch, you immediately find yourself in the fourth bedroom - a wonderfully bright, double-aspect room with built in wardrobes and cupboard space. This versatile space could serve as a ground-floor bedroom, guest suite, or a second sitting room, offering flexibility depending on your family's needs.

Shower Room

From the hallway, you will also find a contemporary downstairs shower room, equipped and offering practical convenience for everyday living, especially for guests or those preferring ground-floor facilities.

Study / Dining Room

11' 8" x 8' 11" (3.56m x 2.72m)

Continuing through the property, you come to a study area, perfect for those needing a home office or quiet reading space.

Utility Room

From the study, you flow naturally into a separate utility room, ideal for keeping household appliances and laundry separate from the main living areas.

Conservatory

10' 7" x 7' 11" (3.23m x 2.41m)

Further beyond, the conservatory awaits - a delightful addition to the home offering tranquil views across the stunning rear gardens, making it the perfect place to relax and unwind throughout the seasons.

Kitchen

12' 11" x 9' (3.94m x 2.74m)

The kitchen is thoughtfully fitted and offers ample storage and preparation space, making it functional as well as stylish.

Lounge

15' 6" x 10' 8" (4.72m x 3.25m)

From the kitchen, the space opens into the large double-aspect lounge, which is flooded with natural light. The main focal point being bespoke fireplace. This bright and airy main reception room creates a superb space for entertaining or simply enjoying family time.

Conservatory

19' 9" x 7' 10" (6.02m x 2.39m)

From the lounge, you are led into the expansive sunroom, yet another standout feature of this exceptional home. Offering panoramic views over the rear gardens, the sunroom brings the outdoors in, providing a peaceful space to enjoy the beauty of the garden all year-round.

Hallway

On approach upstairs you have spacious landing with deep storage cupboard and a stunning feature window.

Upstairs

Upstairs, the property continues to impress. You will find three further generously sized bedrooms, each thoughtfully laid out to maximise space and natural light. The principal bedroom offers delightful views and plenty of space for furniture, while the additional bedrooms provide excellent flexibility for children, guests, or hobbies.

Bedroom One

15' 5" x 10' 7" (4.70m x 3.23m)

Double aspect with built in wardrobes and cupboard space.

Bedroom Two

11' 8" x 9' 1" (3.56m x 2.77m)

Dual aspect.

Bedroom Three

9' 2" x 9' 2" (2.79m x 2.79m)

Built in wardrobe.

Bathroom

The family bathroom, also located upstairs, is fitted with a Three piece suite and offers storage and a comfortable space for relaxing at the end of the day.

Outside

The rear gardens are simply breathtaking - a true gardener's paradise. South-facing, the gardens enjoy all-day sunshine and have been meticulously landscaped to create distinct areas of interest. A mixture of lush lawn areas and attractive patio spaces provide perfect spots for outdoor dining, entertaining, or simply relaxing in the sun. Mature shrub and flower borders add vibrant colour throughout the seasons, and a variety of specimen trees,









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