



**Connells**

Mena Park Close  
Paignton





## Property Description

Connells are delighted to bring to the market this charming and spacious three-bedroom detached bungalow, tucked away in a peaceful and private cul-de-sac within the ever-popular Roselands area. Perfectly positioned for those seeking both tranquillity and convenience, this well-presented home is offered with no onward chain and provides a rare opportunity to secure a beautifully maintained bungalow on a generous plot, ideal for families, downsizers, or anyone seeking level living close to local amenities. this three-bedroom detached bungalow in Roselands represents a rare opportunity to purchase a spacious and well-maintained home in a sought-after, quiet location. With generous living spaces, a stunning conservatory, mature and private gardens, ample parking, and a detached garage - all on a level plot within reach of everything you need - this property truly has it all.

Viewings are highly recommended to fully appreciate the lifestyle this bungalow offers. Whether you're looking to downsize without compromise, secure a family home in a peaceful spot, or simply enjoy the benefits of single-storey living in a thriving community, this is an opportunity not to be missed. Contact Connells today to arrange your viewing and avoid disappointment.

## On Approach

From the moment you arrive at this delightful residence, you'll be impressed by its serene setting and inviting kerb appeal. Approached via a quiet residential cul-de-sac, the property benefits from a well-maintained lawned frontage, a detached garage, and a private driveway offering ample parking to the side of the bungalow.

## Entrance Porch

As you step into the property, you are greeted by a welcoming entrance porch - a practical space to leave coats and shoes before entering the main home.

## Lounge

17' 9" x 10' 7" ( 5.41m x 3.23m )

The heart of the home is undoubtedly the bright and airy lounge, a spacious double-aspect room that enjoys natural light throughout the day. French doors open seamlessly into a stunning conservatory,

## Conservatory

12' 4" x 12' 5" ( 3.76m x 3.78m )

A stunning conservatory, which overlooks the beautifully landscaped rear gardens. This delightful addition provides a versatile living space that can be enjoyed all year round - whether it's a quiet reading nook, a dining area for entertaining, or simply a place to relax and soak in the peaceful garden views.

## Kitchen

10' 7" x 8' 8" ( 3.23m x 2.64m )

home ideal for families or guests. The master bedroom offers ample space with fitted wardrobes, providing a peaceful retreat at the end of the day. The second and third bedrooms are equally well-proportioned, offering also fitted wardrobes and flexibility for use as guest rooms, home offices, or hobby spaces.

## Bedroom One

12' 5" x 8' 7" ( 3.78m x 2.62m )

## Bedroom Two

9' 9" x 7' 3" ( 2.97m x 2.21m )

## Bedroom Three

10' 7" x 9' 9" ( 3.23m x 2.97m )

## Outside

The outside space is truly exceptional and a key highlight of this property. The rear garden is a genuine gardener's paradise, lovingly maintained with a variety of established plants, mature trees, and beautifully arranged shrub borders that provide both privacy and year-round interest. With a mixture of lawn and patio areas, the garden offers the perfect blend of relaxation and entertaining space - whether you're hosting a summer BBQ or enjoying a quiet morning coffee amidst the bird song.

Thanks to the property's position, the garden is not overlooked, ensuring a high degree of privacy - a rare and desirable feature in such a well-connected location. The front garden also offers a neat lawned area and pathway, enhancing the property's sense of openness and space. Additionally, the detached garage provides power and lighting also further storage or workshop potential, alongside the private driveway which comfortably accommodates

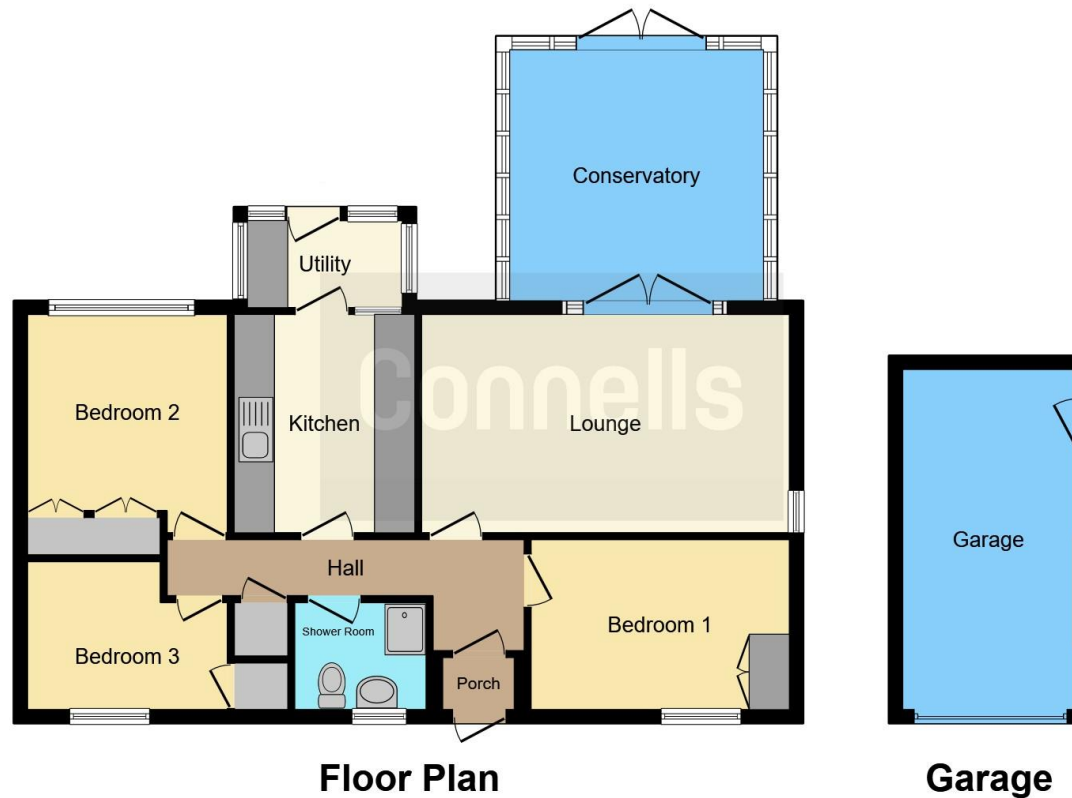












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: Awaited  
 Council Tax Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/PGN312890](http://connells.co.uk/Property/PGN312890)**



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Property Ref: PGN312890 - 0003