



Connells

Belfield Avenue
Marldon Paignton

Belfield Avenue Marldon Paignton TQ3 1NU

for sale guide price
£550,000



Property Description

Connells are delighted to bring to the market this exceptional five-bedroom detached home, situated in the highly desirable village of Marldon. Perfectly blending modern design with practical family living, this property is a true showstopper.

On approach, the home offers generous parking for several vehicles, ensuring convenience for family and guests alike. Upon entering, you are welcomed into the extended kitchen and dining area, fitted with top-end appliances and finished with luxurious Dekton surfaces. This impressive standard continues into the utility room. Bi-folding doors open seamlessly to the south-facing garden, creating a stunning indoor-outdoor flow ideal for entertaining.

The ground floor further benefits from a spacious lounge, a study/snug (or potential fifth bedroom), and a convenient downstairs cloakroom, offering flexibility to suit a variety of lifestyles.

Upstairs, you will find four generous double bedrooms. The master suite is complemented by its own en-suite bathroom, while a modern family bathroom room serves the remaining bedrooms.

The south-facing garden is an outstanding feature, boasting a composite deck area with outdoor lighting, creating the perfect space for relaxation or social gatherings. Towards the end of the garden sits a versatile studio with under floor heating, power, lighting, and a cloakroom - offering excellent potential for conversion into an annexe. A further workshop adds to the property's practicality.

Kitchen

22' max x 21' max (6.71m max x 6.40m max)

Bi-fold doors to the rear aspect, matching wall base and drawer units, dektion work surfaces, matching Samsung eye level ovens, Smeg gas hob, AEG dishwasher, wine cooler, two full length integral fridge and freezer, hot and cold filter water tap and separate island, TV point, modern radiators, built in cupboards and dining area.

Utility Room

7' max x 5' max (2.13m max x 1.52m max)

Ceiling spotlights, matching wall base and drawer units, Dekton work surface, Integral freezer, shelving and under cupboard lighting,

Lounge

17' into bay x 12' max (5.18m into bay x 3.66m max)

uPVC double glazed bay window to the front aspect, tv point, power points and modern radiator.

Study/Snug/Bedroom

11' max x 9' max (3.35m max x 2.74m max)

uPVC double glazed window to the front aspect, storage and power points.

Downstairs Cloakroom

Ceiling spotlights, floating wc, white high gloss vanity unit with mixer tap over, modern radiator, fully tiled walls and tiled floor.

Hallway

Under stairs storage and radiator.

First Floor Landing

uPVC double glazed window to the side aspect.

Bathroom

uPVC obscure double glazed window to the rear aspect, panel enclosed bath with mixer tap over, low level wc, high gloss vanity unit with mixer tap over, modern chrome towel rail, shower cubicle with wall mounted power shower and fully tiled.

Bedroom Four

11' max x 6' max (3.35m max x 1.83m max)

uPVC double glazed window to the rear aspect and modern radiator,

Bedroom

12' max x 12' max (3.66m max x 3.66m max)

uPVC double glazed window to the rear aspect, built in sliding wardrobes with built in drawers, power points, modern radiator and door leading into

En-Suite Shower Room

Ceiling spotlights, free standing bath with mixer tap over, floating vanity unit with mixer tap over, floating wc, shower cubicle with wall mounted electric shower, tiled walls and tiled floor.

Bedroom Two

12' max x 10' max (3.66m max x 3.05m max)

uPVC double glazed window to the front aspect, modern radiator, paneling, tv point and power points.

Bedroom Three

11' max x 7' max (3.35m max x 2.13m max)

uPVC double glazed window to the front aspect, modern radiator, tv point and power points.

Workshop/Studio

Solar panels and potential to be converted into an annex, separate cloakroom with wc, basin and Ceramic tiled flooring, with under-floor heating.

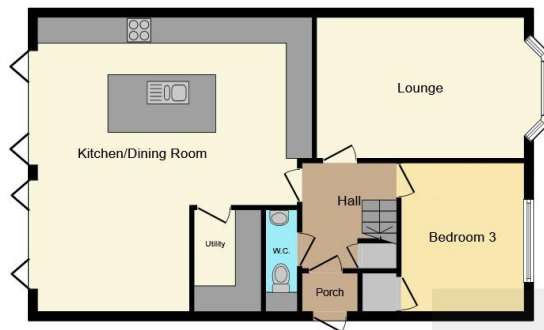
Gardens

From the moment you step through the bi-fold doors, a composite deck with power and lighting offers the perfect space for alfresco dining. Beyond lies a south-facing lawned garden, leading to a versatile studio with side access, ideal for work, hobbies, or conversion.

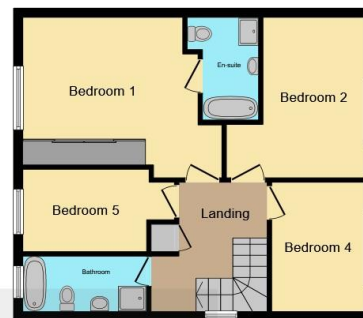




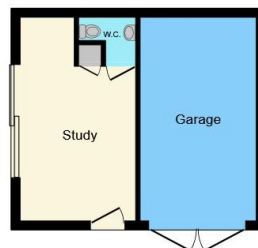




Ground Floor



First Floor



Outbuilding

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

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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