



Not for marketing purposes INTERNAL USE ONLY

Dolphin Crescent
Paignton



Property Description

Connells are extremely delighted to present to the market this absolutely stunning detached home, perfectly positioned within the highly desirable Dolphin Crescent. Offering panoramic views across the Bay, this property truly takes your breath away the moment you step inside.

The home is beautifully designed to take full advantage of its elevated position, with a double-aspect lounge and dining area that showcases uninterrupted vistas across Torbay and the surrounding landscaped gardens. Natural light floods the living spaces, creating a warm and welcoming atmosphere throughout.

The property boasts three generously sized double bedrooms, ensuring ample space for family and guests. The master bedroom benefits from its own stylish en-suite, while the remaining bedrooms are served by a modern and thoughtfully designed family bathroom.

A newly fitted kitchen offers both functionality and elegance, perfectly suited for entertaining or enjoying family meals while appreciating the views. Every detail within the home has been carefully considered to combine comfort with contemporary style.

Externally, the landscaped gardens provide a tranquil retreat, ideal for relaxing or hosting gatherings, with the added bonus of enjoying the stunning outlook across the Bay.

On Approach

Rarely does a home of this quality, character, and location come onto the market. Situated on one of the most desirable residential roads in Upper Preston, Paignton, this three-bedroom detached property offers not only exceptional living space but also panoramic and breathtaking sea views that stretch across the Bay. From the moment you approach, it is clear that this is a home designed to impress.

A spacious driveway provides ample off-road parking and leads up to a garage, ensuring both practicality and convenience for modern family living. The exterior is elegant yet understated, with landscaped touches that set the tone for what lies beyond the front door.

Entrance

Stepping into the entrance porch, you immediately appreciate the thoughtfulness of the design. The porch acts as a buffer between the outside world and the comfort of the home, offering both practicality and a warm welcome. From here, a door opens into the main hallway.

The hallway with high ceilings that enhance the feeling of light and space. This sense of openness runs throughout the home, making it feel expansive and inviting.

Bedroom Two

10' 5" x 9' 8" (3.17m x 2.95m)

To your right, you will find a beautifully presented bedroom. This room enjoys stunning views and benefits from a vaulted-style ceiling, which adds height and character. It is an inspiring space that could serve as a guest bedroom, home office, or versatile family room, depending on your needs.

Hallway

Continuing through the hallway, a short set of steps leads you to a landing, from which the principal rooms are accessed.

Lounge

17' 4" x 11' 6" (5.28m x 3.51m)

The lounge and dining room form the true heart of the home. This is a bright, double-aspect living space that is filled with natural light. A bay-fronted window frames some of the most mesmerising views imaginable, stretching across Torbay, towards Brixham, and beyond to Berry Head. These ever-changing coastal vistas are captivating in every season, offering a constant reminder of the home's privileged location.

Dining Room

13' 8" x 11' 6" (4.17m x 3.51m)

A wide archway divides the lounge and dining room, offering a sense of definition between the two areas while still maintaining an open-plan feel. This arrangement makes the space perfect for entertaining: you can enjoy formal dining in one area while still being part of the conversation and atmosphere in the adjoining lounge. The sea views create a stunning backdrop for any gathering, whether a lively family meal or a peaceful evening with a glass of wine.

Kitchen

8' 9" x 7' 4" (2.67m x 2.24m)

From the hallway, you also reach the recently renovated kitchen. Finished to a high standard, this room combines contemporary style with everyday practicality. Beautiful cabinetry offers abundant storage, while sleek work surfaces provide plenty of preparation space. Integrated appliances ensure a streamlined look and modern convenience.

The kitchen overlooks the rear gardens, giving you a lovely view while you cook or prepare meals. A door provides easy access to the outdoor spaces, making alfresco dining and summer entertaining a pleasure.

Utility Cupboard

Conveniently located nearby is a utility area, designed to house the washing machine and tumble dryer. This thoughtful addition ensures that household chores are kept discreetly out of sight, maintaining the kitchen's clean lines and uncluttered feel.

Bathroom

The main bathroom is easily accessible from the landing and provides a luxurious space to refresh and unwind. Finished with a stylish four-piece suite, it combines functionality with elegance, offering both a bath and a separate shower.

Bedroom One

13' x 11' (3.96m x 3.35m)

The master bedroom is another standout feature of the home. A Bright and spacious room, which enjoys views over the bay. From one side, you can admire views across the beautifully landscaped rear gardens, while the other offers additional outlooks that make this a truly uplifting space. The master also benefits from its own en-suite bathroom, creating a private sanctuary where you can begin and end each day in comfort.

Bedroom Three

9' 7" x 8' 9" (2.92m x 2.67m)

Equally well-sized, also enjoys pleasant garden views. With ample space for furniture, it offers flexibility to suit your family's requirements, whether as a child's room, guest accommodation, or even a second study.

Outside

The outside space is just as impressive as the interior. The rear garden is a true paradise, designed with both relaxation and entertaining in mind. Landscaped across multiple tiers, it combines patio areas with planted borders filled with mature shrubs and colourful plants. Each level has been carefully considered to make the most of the space creating distinct









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: D Council Tax
 Band: E

Tenure: Freehold

check out more properties at connells.co.uk



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: PGN313091 - 0005