

Camborne Crescent, Paignton, TQ4 7NY



A superbly refitted and skilfully extended **DETACHED HOUSE** offering extensive and versatile accommodation. The house is set in a generous size sheltered corner position at the head of this short cul-de-sac. The current owner has extensively remodelled and extended the house which in addition to the traditional three double bedrooms and generous size lounge/dining room now offers a super fitted kitchen, utility room, conservatory, luxury shower room and ground floor annex. The annex was custom designed for a dependent family member with its own entrance, kitchen/living room and bedroom with en-suite shower room. The house is exceptionally well presented for sale including oak faced doors throughout. There is gas fired central heating and double glazing. The sheltered south westerly facing garden wraps around the house and enjoys a good degree of privacy. To the front is ample off road parking and a double garage. Camborne Crescent is a handy level spot. The local shops, doctors and local bus are just around the corner. For families White Rock school is within walking distance with the towns of Paignton and Brixham both just over two miles away.

£495,000 Freehold

GROUND FLOOR - ENTRANCE LOBBY. Composite front door. Coats hanging space meter cupboard. Glazed inner door to:

LOUNGE/DINING ROOM 24' 8" x 10' 7" (7.51m x 3.22m) Contemporary wall mounted living flame effect fire. Open plan to kitchen. Sliding patio door to:

CONSERVATORY 9' 9" x 7' 8" (2.97m x 2.34m) enjoying a southerly aspect. Tiled floor. Patio door to garden.

KITCHEN 10' 4" x 7' 6" (3.15m x 2.28m) Superbly fitted with a comprehensive range of light grey gloss faced wall and base units with complimenting work tops and flooring. Four burner gas hob with canopy over. Built in double oven. Integrated dishwasher and fridge.

UTILITY ROOM 8' 9" x 7' 3" (2.66m x 2.21m) Matching units. Integrated fridge/freezer. Spaces for washing machine and dryer. Door to garden. Off: **CLOAKROOM/W.C.** Basin with cupboard below. Close coupled W.C. Heated towel rail.

GROUND FLOOR ANNEX - LIVING ROOM & KITCHEN 16' 6" x 11' 9" (5.03m x 3.58m) A double aspect room with its own door to the front. Corner arrangement of gloss cream faced wall and base units. Fitted electric hob. Built in electric oven.

BEDROOM 11' 0" x 7' 8" (3.35m x 2.34m) EN-SUITE SHOWER ROOM Large walk in shower with laminate walling. Basin in bathroom unit with cabinet over. Close coupled W.C. Heated towel rail.

FIRST FLOOR - LANDING

BEDROOM 13' 8" x 10' 8" (4.16m x 3.25m) Fitted triple double wardrobe unit with cupboards over.

BEDROOM 2 10' 8" x 10' 8" (3.25m x 3.25m)

BEDROOM 3 10' 5" x 8' 0" (3.17m x 2.44m)

SHOWER ROOM 7' 10" x 7' 7" (2.39m x 2.31m) Walk in corner shower with easy clean laminate wall finish. Basin and W.C. in bathroom unit with tiling above. Twin wall cabinets. Heated towel rail. Linen cupboard with gas fired boiler.

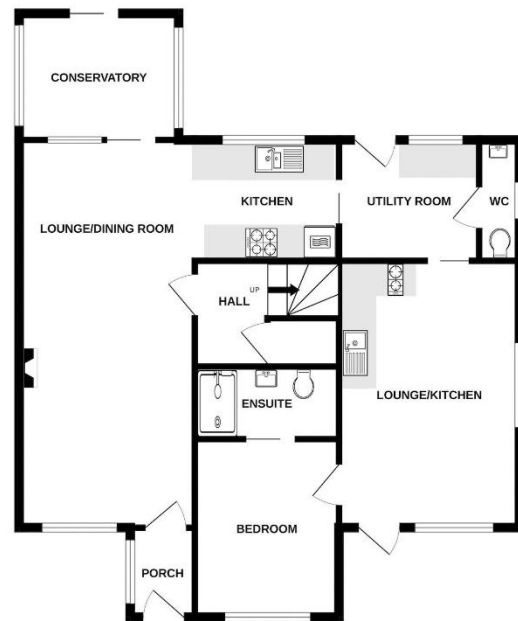
OUTSIDE Wide DRIVEWAY AND PARKING AREA leads to: **DETACHED DOUBLE GARAGE 19' 6" x 16' 0" (5.94m x 4.87m)** Power operated up and over door. Side door. Power, light and water.

GARDEN The garden is the hidden surprise. It is virtually level and wraps around the southerly and westerly aspects of the house. Landscaped at the front. Sheltered sweeping lawn with screen hedging. Generous size paved patio space in front of the conservatory catching the maximum sunshine. Gated paths to front.

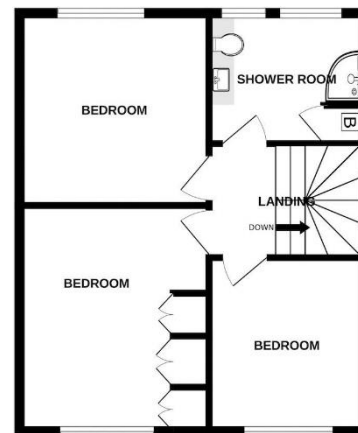
COUNCIL TAX BAND D

EPC C

GROUND FLOOR
81.2 sq.m. (874 sq.ft.) approx.



1ST FLOOR
43.3 sq.m. (466 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref B0013085 Written by: Jonathan Bye.

GROUND FLOOR
81.2 sq.m. (874 sq.ft.) approx.