

**ENTRANCE PORCH**

Double opening French doors. Space for shoes and coats. Inner door.

**ENTRANCE HALL**

Stairs to first floor. Radiator.

**W.C**

Close coupled W.C. Wall hung basin. Radiator.

**LOUNGE**

Spacious L shaped double aspect lounge with central multi fuel burner. Bay window to front and sliding doors to back garden. Three radiators.

**KITCHEN**

Gloss shaker style wall and base units with granite effect worktops. One and a quarter bowl black composite sink with drainer. Integrated dishwasher. Integrated double oven and grill. Five ring gas hob with cooker hood over. Space for fridge freezer. Breakfast bar. Built in pantry. Window to rear. Radiator.

**UTILITY ROOM**

Gloss units with granite effect worktops. Stainless steel sink with drainer. Tiled splash backs. Space for washing machine and tumble dryer. Door to driveway.

**SHOWER ROOM**

Shower cubicle. Close coupled W.C. Pedestal basin. Radiator.

**DINING ROOM**

Double aspect room with sliding doors to back garden and window to side. Two radiators.

**FIRST FLOOR - LANDING**

Window to rear overlooking back garden. Loft hatch. Airing cupboard with hot water tank.

**BEDROOM 1**

Very spacious double aspect room with window to front and rear. Two built in wardrobes and central dresser. Radiator.

**BEDROOM 2**

Window to front. Built in mirror fronted wardrobes. Radiator.

**EN-SUITE**

Shower cubicle with electric shower. Close coupled W.C. Wall hung basin.

**BEDROOM 3**

Built in wardrobes and dresser. Window to front. Radiator.

**BEDROOM 4**

Mirror fronted wardrobes. Built in cupboard over the stairs. Radiator. Window to front.

**BATHROOM**

Bath in tiled surround with hand held shower head. Shower cubicle with electric shower. Pedestal basin. Close coupled W.C. Radiator. Window to rear.

**OUTSIDE****FRONT GARDEN**

Sweeping driveway with ample parking and further gravelled parking area. Beautifully planted front garden with border flower beds and mature shrubs. Outside tap and light. Gated access to both sides.

**GARAGE**

Single garage with power and lighting. Gas boiler.

**BACK GARDEN**

Large garden to rear flanked with mature hedging and rockery style areas creating a truly private space and enjoying a sunny Southerly aspect. Central lawn. Decked seating area adjacent to lounge with awning over and mature Wisteria. Koi pond with waterfall (fish not included). Outside tap and light. Further wild garden area and three timber sheds.

**SIDE GARDEN**

Patio area to side of property enjoying the evening sun. Outside tap and outside light. Log store.

**ENERGY PERFORMANCE RATING: D****COUNCIL TAX BAND: G**

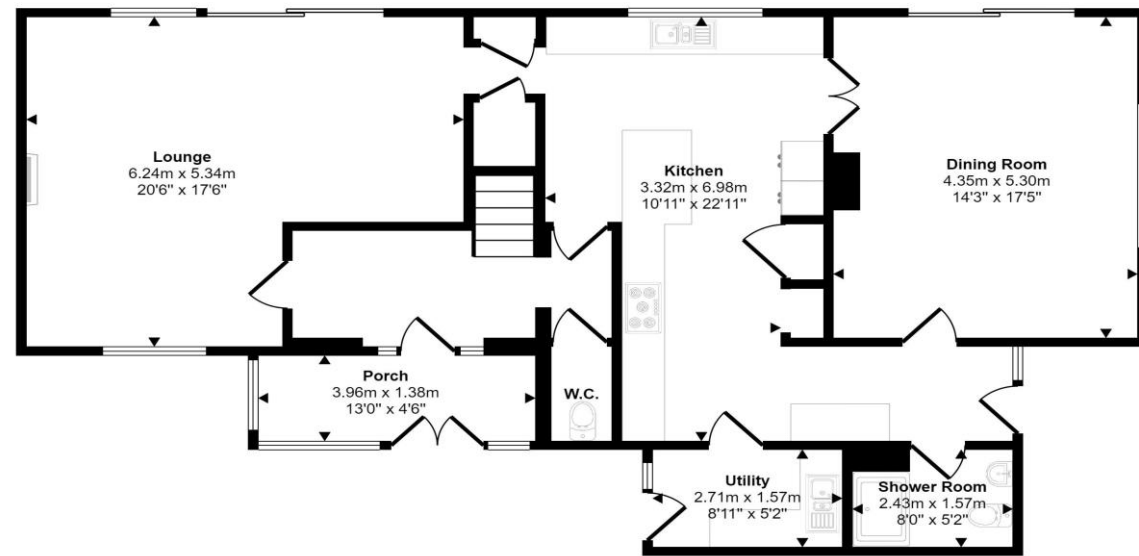
**AGENTS NOTES:** The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with drainage on a septic tank.



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.

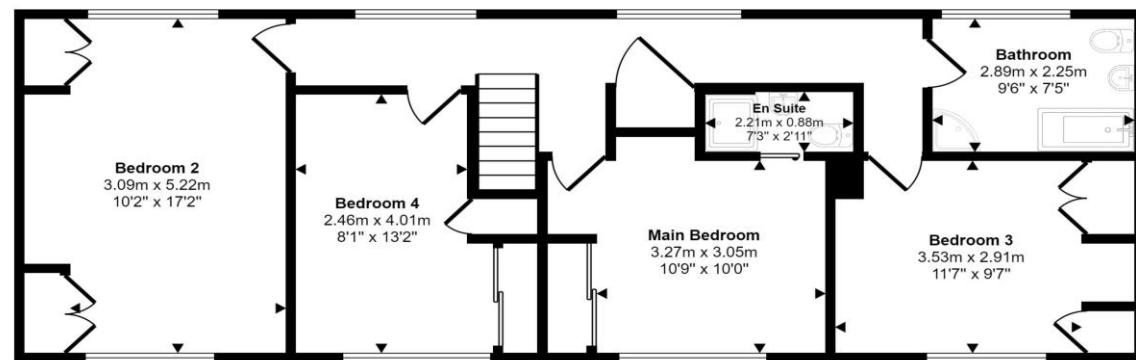
Ref C0005526 Written by: B.B

**Links Close, Churston Ferrers, Brixham, TQ5 0JF**



Ground Floor  
Approx 111 sq m / 1190 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 84 sq m / 908 sq ft

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LAYOUT GUIDE ONLY – NOT TO SCALE



Located in the sought after village of Churston Ferrers on the quiet Cul-de- Sac of Links Close, within easy walking distance of numerous local beaches and coves, this **FOUR BEDROOM DETACHED HOUSE** is arranged across 180 square meters of internal accommodation. The sweeping driveway leads you to the front porch and inner hall with downstairs W.C off. The spacious double aspect lounge with central log burner has sliding patio doors to the back garden and also links to the large modern fitted kitchen, with integrated appliances and separate utility room. There is also a formal dining room, again with sliding doors to the back garden and shower room accessed off the kitchen area. On the first floor are four spacious double rooms, all having built in wardrobes, the principal enjoying double aspect, whilst the second benefits from an en-suite. There is also a large family bathroom with bath and separate shower. The surrounding grounds are suiting to a property of this size with mature hedging flanking the boundaries creating a truly private back garden. The Southerly aspect creates a real sun trap, best enjoyed on the decking adjacent to the property. Internal viewing is required to recognise the scale of the property and surrounding grounds.

**£850,000 Freehold**