

GROUND FLOOR.

ENTRANCE HALL.

Staircase to first floor with under stairs cupboard. Radiator.

CLOAKROOM/W.C. White low-level W.C. with space saver cistern hand wash. Half tiled walls. Double glazed window.

DINING ROOM/ BEDROOM 4. 16' 3" x 10' 6" (4.95m x 3.20m)
Tiled flooring. Double glazed window and sliding patio door opening to the raised seating area and rear garden. Marble style fireplace with fitted gas fire.

ORANGERY LOUNGE. 16' 4" x 17' 11" (4.97m x 5.46m) approx
A stunning addition to the house enjoying an outlook over the garden and fields beyond. Double glazed windows and bi-folding door to the raised seating area and garden. Large lantern roof feature. Three vertical wall radiators. Inset spotlights and ceramic tiled floor. Gas log effect fire. Double doors to:

KITCHEN. 16' 3" x 9' 8" (4.95m x 2.94m)

Fitted with white faced wall and base cupboards, roll edge working surfaces. Inset one and a quarter bowl stainless steel sink and drainer. Under counter integral freezer. Tiled surrounds. 'Stoves' freestanding cooker with cooker hood over. Spaces for dishwasher and fridge/freezer. Vertical wall radiator. Door to:

REAR LOBBY. Double glazed door to the garden. Radiator. Doors to:

SHOWER ROOM.

Walk in shower Room with wall panelling and fitted overhead shower and hand held attachment. Extractor fan and heated towel rail.

UTILITY ROOM. 10' 7" x 8' 3" (3.22m x 2.51m)

Fitted base cupboards and worktop. Belfast sink. Plumbing/space for washing machine and tumble dryer. Double and treble wall cupboard. Double glazed window. Door to:

STORAGE AREA. 4' 9" x 8' 4" (1.45m x 2.54m)

Double glazed door to front. Ample space for storage.

FIRST FLOOR.

BEDROOM 1. 16' 3" x 9' 10" (4.95m x 2.99m) reducing

A dual aspect room with built in double wardrobe. Radiator. Door to:

EN SUITE.

Comprising shower enclosure with overhead shower and hand-held attachment. White vanity unit with inset wash basin and mirrored cabinet over. Heated towel rail. Tiled walls. Extractor fan.



BEDROOM 2. 10' 9" x 9' 1" (3.27m x 2.77m)

Built in double wardrobe. Double glazed window with pleasant outlook over fields beyond. Radiator.

BEDROOM 3. 10' 9" x 6' 10" (3.27m x 2.08m) max

Double glazed window with open outlook over fields beyond. Built in wardrobes.

SHOWER ROOM/W.C.

Comprising corner shower enclosure with independent electric shower. Low level W.C. and white vanity cupboard with inset washbasin. Mirrored cupboard over. Tiled walls. Heated towel rail. Double glazed window. Extractor fan.

OUTSIDE.

Wide brick paved parking area to the front of the house with pedestrian gate at side leading to:

REAR GARDEN.

An unexpected large garden wraps around the rear and side of the house which is mainly laid to lawn with inset shrubs and specimen trees and a water feature. A raised timber seating area with balustrade is adjacent to house with access from the orangery and dining room, a perfect spot to sit and enjoy the sunshine and outlook towards the fields beyond. A gate and low fence separates the lawn from an astro turf area at the side of the house which leads around to the rear where there is a **WORKSHOP/SHED 16' 8" x 9'**

COUNCIL TAX BAND: D

ENERGY RATING: D

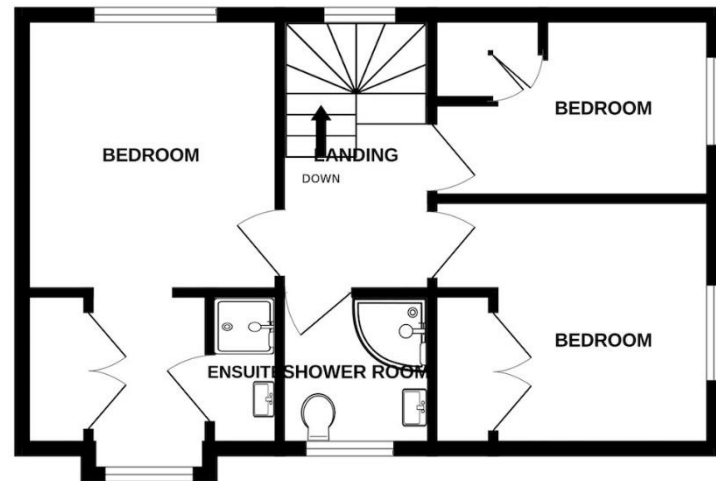
AGENTS NOTE: The Ofcom website indicates that standard and superfast broadband is available. Please check with your mobile provider for coverage. The property has all mains services.



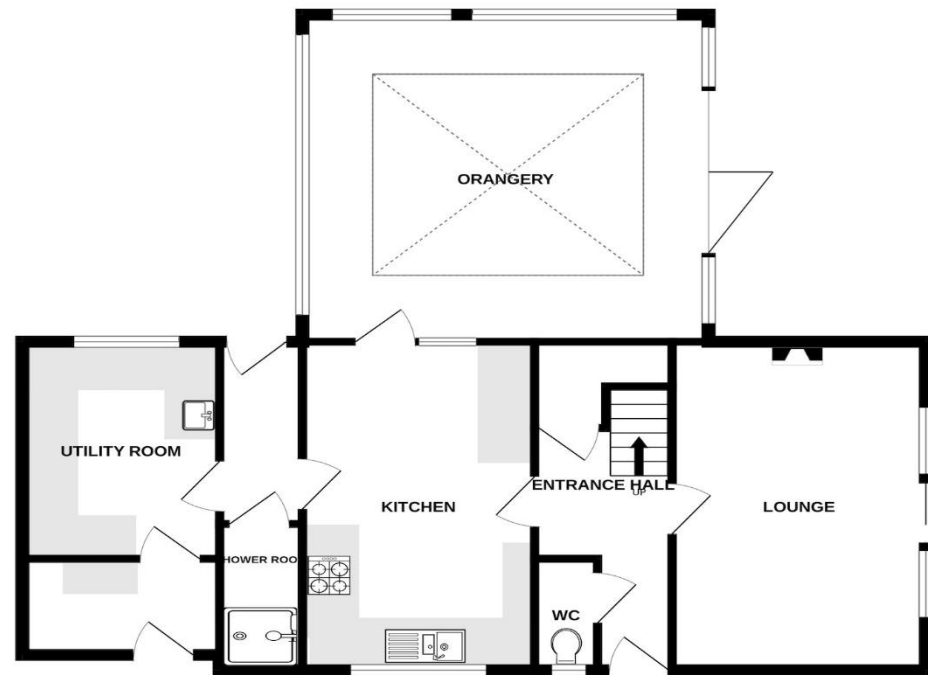
The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

Ref C0005531 Written by: R.C

1ST FLOOR
40.1 sq.m. (431 sq.ft.) approx.



GROUND FLOOR
82.5 sq.m. (888 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

Hound Tor Close, Hookhills, Paignton, TQ4 7SJ



A super family size, 3-4 bedroom **EXTENDED DETACHED HOUSE**, located in the ever popular Hookhills area on the outskirts of Paignton. Amenities are close by including a regular bus service to the surrounding area and Brixham and Paignton town centres and local shopping parades, doctor and dental surgeries. Highly regarded primary and grammar schools are also within easy reach.

The house which is deceptive at first glance, has been greatly improved and modernised in our vendors ownership and has also had a large orangery/living room added providing a luxury living space with bi-folding doors opening to the raised timber terrace and garden. A fitted kitchen and utility room provide ample cooking/laundry space and there is an additional dining room/fourth bedroom on the ground floor along with a shower room and w.c. The first floor provides three bedrooms, the principal having an en suite. and further shower room/w.c. Outside provides ample parking to the front and larger than expected rear garden. Internal viewing recommended.

£439,950 Freehold