

Freshwater Drive, Hookhills, Paignton, TQ4 7SD



A well presented, **THREE BEDROOM DETACHED BUNGALOW** standing in larger than average gardens, with driveway parking and garage to front. This super bungalow boasts a fabulous kitchen/dining room with integral appliances and utility room which leads off. There is also a good size conservatory which leads from the dining area and overlooks the garden. The comfortable lounge has a fitted log burner and square, bay window to front. There are three bedrooms and an office/study along with luxury shower room/w.c.

Gas fired central heating is installed along with double glazing. Internal viewing recommended.

Freshwater Drive is a highly sought after area. having local amenities within walking distance, including Hookhills Community Centre with its many activities and pre school club. Primary schools are also within easy reach along with Cherry Brook Square with its large Co-Op, bakery and pharmacy along with doctor/dental surgeries.

A regular bus service runs along Hookhills Road to the surrounding area. Paignton and Brixham town centres are equidistant.

£385,000 Freehold

ENTRANCE PORCH.

Double glazed entrance door and windows.

ENTRANCE HALL.

Doors to principal rooms. Loft access hatch to part boarded loft space with Worcester boiler. Radiator.

LOUNGE. 16' 2" x 13' 8" in to bay window (4.92m x 4.16m)

Double glazed bay window to front. Reformite stone fireplace with inset Log Burner. Built in display shelving. Door to:

BEDROOM 2. 10' 2" x 8' 7" (3.10m x 2.61m)

Radiator. Double glazed door to:

OFFICE. 5' 10" x 10' 2" (1.78m x 3.10m)

Conservatory style with glazed roof, double glazed window and patio door opening to the garden. Radiator.

KITCHEN/DINING ROOM. 23' 5" x 10' 2" (7.13m x 3.10m) reducing

A super fitted kitchen with solid wood wall and base cupboards in soft grey, quartz working surfaces and upstands with undermounted one and a half bowl stainless steel sink with cut out draining area. Integral appliances include fridge, freezer and dishwasher. Large dual fuel range style cooker with glass splashback and cooker hood over. Double glazed window and door to the utility. The dining area has ample space for table chairs and sideboard and a double glazed sliding patio door to the garden. Door to:

UTILITY ROOM. 15' 5" x 5' 0" (4.70m x 1.52m) approx.

Quartz worktop with space below for washing machine and tumble dryer. Further continuing worktop with under mounted Belfast sink and cupboards below and to the side. Tiled flooring. Radiator. Double glazed windows and door to the garden.

CONSERVATORY (off kitchen/dining room). 10' 4" x 11' 6" (3.15m x 3.50m)

Glazed roof, double glazed windows and sliding door to the garden. Radiator.

BEDROOM 1. 11' 2" x 8' 0" + depth of wardrobes (3.40m x 2.44m)

Double glazed window. Radiator. Triple width fitted wardrobes to one wall.

BEDROOM 3. 8' 0" x 7' 8" (2.44m x 2.34m)

Double glazed window. Radiator.

SHOWER ROOM/W.C. Luxury shower room comprising large double size walk in shower with fitted overhead shower head, and hand held attachment, fitted bathroom vanity unit with inset washbasin and concealed flush w.c. quartz display tops. Large L.E.D. mirror over. Heated towel rail. Linen cupboard with radiator.

OUTSIDE. To the front of the bungalow there is an open plan lawn and gated access to the rear garden. A driveway leads to:

GARAGE. 18' 4" x 8' 8" (5.58m x 2.64m)

Up and over door to front. Personal door to side.

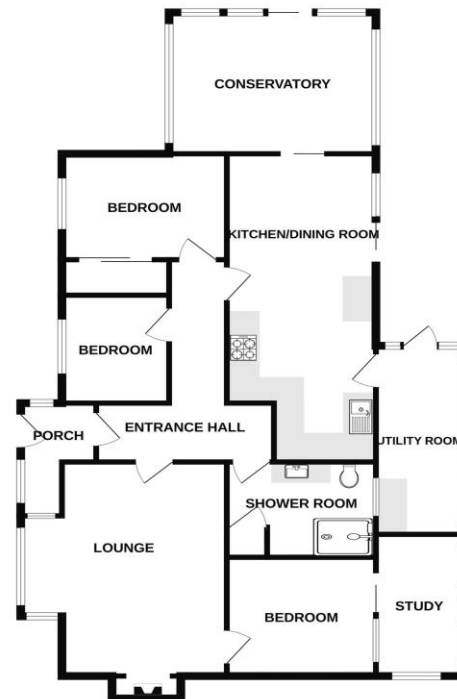
REAR GARDEN.

A large rear garden which also wraps around the side of the bungalow with large patio seating terrace and summerhouse. The remaining garden is arranged over two levels and mainly laid to lawn with inset shrubs and palms. Rockery with water feature and pond.

COUNCIL TAX BAND: E ENERGY RATING: C

NOTE: The property is connected to all mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider about mobile coverage.

GROUND FLOOR
111.1 sq.m. (1196 sq.ft.) approx.



TOTAL FLOOR AREA - 111.1 sq.m. (1196 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 C0005541 Written by: R.C