

Steed Close, Hookhills, Paignton, TQ4 7SN



A family size **FOUR BEDROOM, FOUR RECEPTION DETACHED HOUSE**, located in the very popular Hookhills area of Paignton, within easy reach of highly regarded primary schools and Churston Grammar School and within walking distance of local shopping facilities at Cherry Brook Square which include large Co-Op, Bakery, Pharmacy and Doctor/Dental surgeries. A local bus service links to Paignton town centre which is approximately 2.5 miles away.

This lovely home is situated in a cul de sac position just off Steed Close, and offers a flexible space and further potential. On the ground floor there are four reception rooms: lounge with conservatory leading off, formal dining room, which could also serve as a fifth bedroom and breakfast room off the kitchen.

The first floor has four bedrooms and family bathroom, the principal bedroom also benefits from an en suite shower room. Outside there are front and rear gardens, driveway parking and an integral garage.

Internal viewing is recommended. For sale with **NO CHAIN**.

£399,950 Freehold

ENTRANCE PORCH. Double glazed entrance porch. Tiled flooring. Double glazed inner door to:

ENTRANCE HALL. Staircase to the first floor. Under stairs cupboard. Radiator. Doors to:

CLOAKROOM/W.C. Comprising close coupled W.C. and wall mounted wash basin with mixer tap. Radiator. Double glazed window.

LOUNGE. 18' 6" x 11' 6" (5.63m x 3.50m)
Double glazed window to front aspect. Two radiators. Reformite stone fireplace and hearth with wooden mantle. Double glazed sliding doors opening to:

CONSERVATORY. 7' 11" x 11' 7" (2.41m x 3.53m)
Enjoying an outlook over the rear garden. Double glazed windows and French doors opening to the garden.

DINING ROOM/GROUND FLOOR BEDROOM 5. 11' 11" x 9' 5" (3.63m x 2.87m)
Double glazed window to front. Radiator.

KITCHEN. 12' 10" x 8' 7" (3.91m x 2.61m) max.
Fitted with a good range of wood effect wall and base cupboards, working surfaces with inset sink and drainer. Built in eye level oven/grill with gas hob to side and cooker hood over. Space/plumbing for washing machine and space for further white goods. Wall mounted 'Potterton' gas fired boiler. Double glazed window to rear. The kitchen opens to:

BREAKFAST ROOM. 8' 0" x 7' 9" (2.44m x 2.36m)
Double glazed window and door to the garden. Radiator. Door to integral garage.

LANDING.
Loft access hatch. Airing cupboard housing hot water cylinder.

BEDROOM 1. 11' 2" x 9' 4" (3.40m x 2.84m)
Built in double wardrobes. Radiator. Double glazed window to rear. Door to:

EN SUITE SHOWER ROOM/W.C. Comprising shower enclosure with fitted independent electric 'Mira Sport' shower. Vanity unit with built in cupboards, display shelf and inset washbasin, concealed flush W.C. Heated towel rail. Tiled walls. Double glazed windows.

BEDROOM 2. 11' 8" x 8' 10" (3.55m x 2.69m) Double glazed window to front. Built in wardrobe. Radiator.

BEDROOM 3. 9' 3" x 6' 10" (2.82m x 2.08m) Double glazed window to rear. Radiator. Built in wardrobe.

BEDROOM 4. 7' 1" x 7' 6" (2.16m x 2.28m) Double glazed window to front. Radiator. Built in wardrobe.

BATHROOM/W.C. Suite of panelled bath with mixer tap and shower attachment. Close coupled W.C. and half pedestal washbasin. Tiled walls. L.E.D. mirror. Heated towel rail.

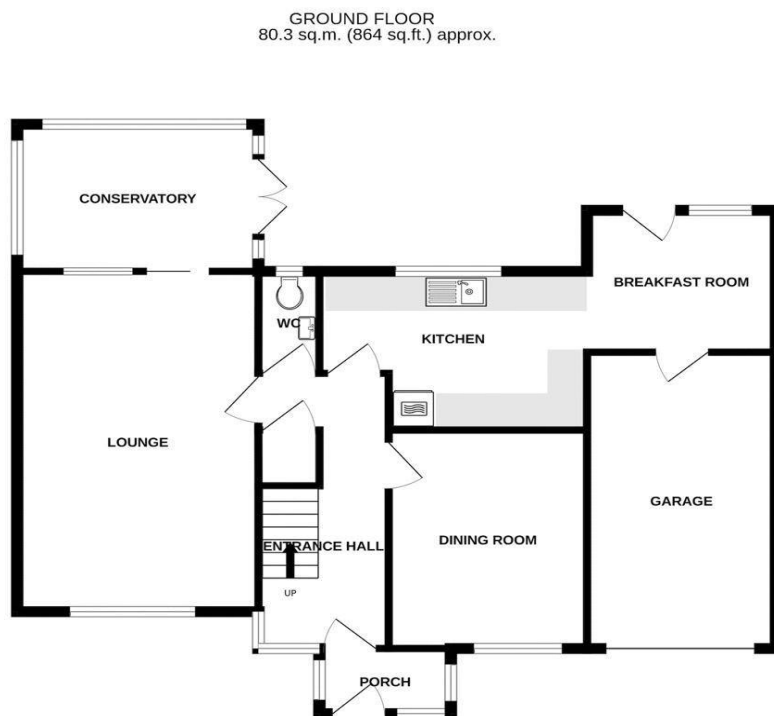
OUTSIDE.

FRONT. The front garden has a lawn with planted borders, inset shrubs and silver birch tree. Gate at side leads around to the rear garden. Brick paved driveway leads to:

INTEGRAL GARAGE. 15' 11" x 8' 10" (4.85m x 2.69m)
Roller door to front. Power and light. Internal door to the breakfast room.

REAR GARDEN. Enclosed and very private rear garden with patio seating area adjacent to the house. Shaped lawn with borders surrounding.

COUNCIL TAX BAND: E ENERGY RATING: C



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.

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