

## GROUND FLOOR

**ENTRANCE HALL.** A beautiful, spacious entrance hall with staircase to the first floor and doors to the principle rooms.

**CLOAKROOM/W.C.** Low level W.C. Built in vanity cupboards with inset washbasin and display shelving. Double glazed window.

**LIVING ROOM. 21' 10" x 17' 2" (6.65m x 5.23m) max.**

A most comfortable living room with double glazed bow window to front aspect and further double glazed window to side. Feature stone faced fireplace having display/T.V. shelf to sides and inset coal/log effect fire. Double doors open to:

**DINING ROOM. 18' 3" x 9' 2" (5.56m x 2.79m)**

A formal dining room with ample space for a large family. Double glazed French doors opening to a patio area and the rear garden. Door to:

**SITTING ROOM. 16' 6" x 10' 9" (5.03m x 3.27m)**

Double glazed sliding patio door opening to the rear patio and garden. Built in cupboard with fitted display/book shelving above. Further slimline cupboard. (This room could easily be used to form part of an annexe at this side of the house if required.) Door to:

**LOBBY.** Double glazed door to side access. Doors to:

**GROUND FLOOR BEDROOM 5. 12' 8" x 10' 9" (3.86m x 3.27m)**

Double glazed window to front aspect. Built in full height wardrobes with hanging rail and shelving.

**SHOWER ROOM/W.C.**

Comprising corner shower enclosure with independent Triton electric shower, close coupled W.C and pedestal wash basin. Tiled walls.

**KITCHEN/BREAKFAST ROOM. 20' 6" x 11' 11" (6.24m x 3.63m)**

An excellent range of fitted wall and base cupboards and working surfaces with inset one and a quarter bowl sink and drainer. Integral dishwasher and larder size fridge. 'Rangemaster' range style cooker with large canopy style cooker hood over. Double glazed window overlooking the garden. Archway divider to the breakfast area which has ample space for table and chairs and patio doors opening to a raised composite decked area overlooking the garden. Door to:

**UTILITY ROOM. 11' 10" x 5' 3" (3.60m x 1.60m)**

Double base cupboard with worktop over and inset stainless steel sink and drainer. Space/plumbing below for washing machine. Fitted wall cupboards. Double glazed door to the garden and door to the garage.

## FIRST FLOOR

Spacious landing with semi vaulted ceiling and double glazed window. Doors to:



**BEDROOM 1. 12' 3" x 11' 11" (3.73m x 3.63m)**

Double glazed window to rear with some sea peeps. Walk in wardrobe with hanging rails and access door to under eaves storage. Door to:

**EN SUITE SHOWER ROOM/W.C.** Comprising shower enclosure. Low level W.C. and pedestal wash basin. Double glazed window.

**BEDROOM 2. 12' 7" x 10' 3" (3.83m x 3.12m) approx.**

Double glazed window to rear again with sea peeps. Fitted double wardrobe with hanging rail/space and vanity unit. Further cupboard housing hot water cylinder.

**BEDROOM 3. 12' 7" x 11' 11" (3.83m x 3.63m)**

Double glazed window to front aspect. Fitted double wardrobe with hanging rail and shelf along with a vanity unit.

**BEDROOM 4. 11' 10" x 8' 11" (3.60m x 2.72m)**

Currently used as an office space. Double glazed window to front. Fitted wardrobes, wall cupboards and desk unit.

**FAMILY BATHROOM/W.C.** Comprising pedestal wash basin, concealed flush W.C. and bath with shower over. Two heated towel rails. Double glazed window.

## OUTSIDE

**FRONT.** Good size well-tended front garden which is mainly laid to lawn with stocked flowerbeds surrounding, inset shrubs and specimen trees. Pathway at side with pedestrian gate leads around to the rear garden. Driveway offering ample parking space leads to:

**ATTACHED GARAGE. 19' 3" x 15' 0" (5.86m x 4.57m)**

Electric roller door to front. Light and power points. Double and single storage cupboards. Electric roller door to rear.

**REAR GARDEN.** A delightful, enclosed and private rear garden, beautifully tended and designed with shaped lawn and flower borders planted with an abundance of interesting shrubs and plants. An enchanting pond with rockery surround and waterfall feature is the center piece of the garden.

A raised composite decking area and patios adjacent to the house provide various seating areas.

Hexagonal garden shed. Exterior water tap electrical socket. Gardeners W.C. Cupboard housing solar heating insulated water cylinder.

**NOTE.** Solar thermal panels are installed to the house providing a hot water supply. We are informed that the house roof covering was replaced two years ago and that there is a 25 year guarantee in place.

**ENERGY RATING: C COUNCIL TAX BAND: G**

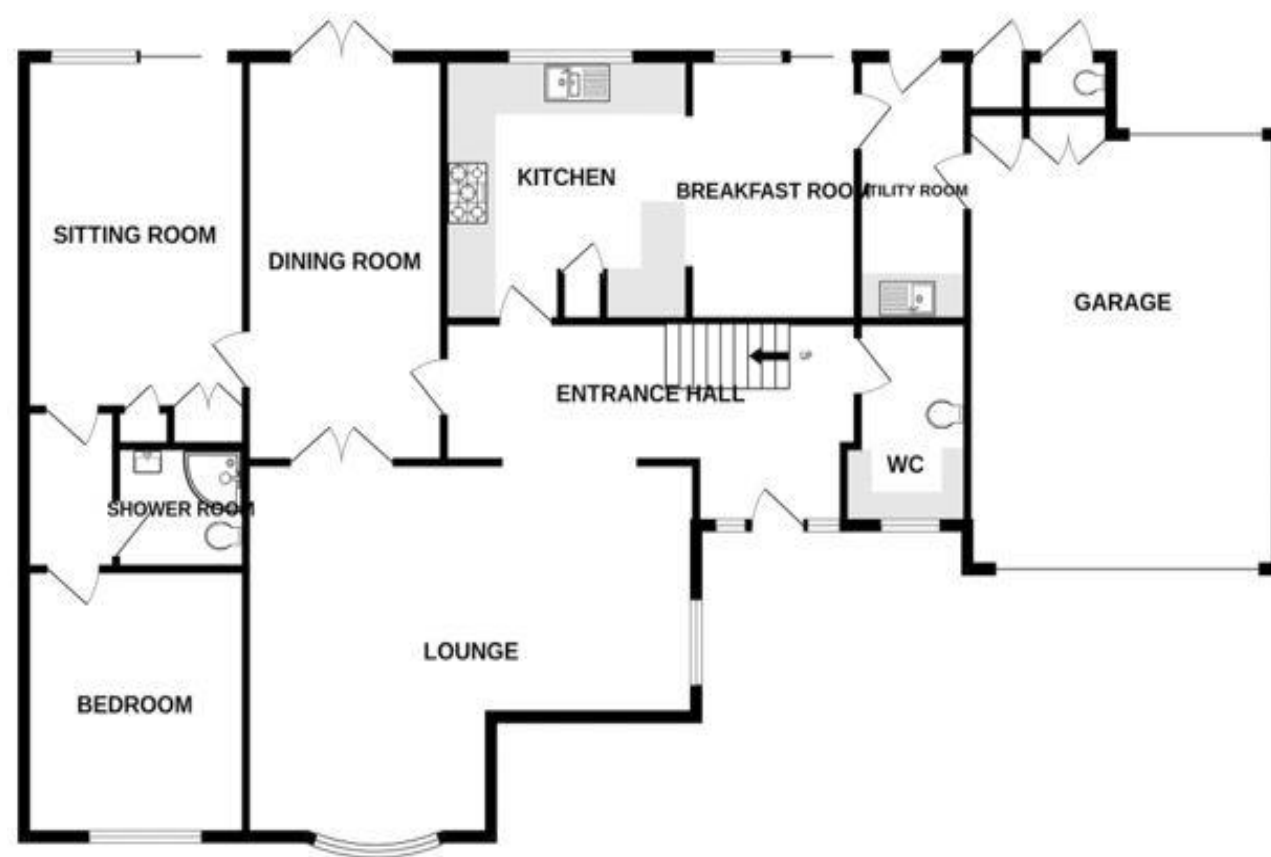


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

Ref C0005467 Written by: R.C



## Hookhills Road, Paignton, TQ4 7NH



LAYOUT GUIDE ONLY – NOT TO SCALE



Larger than it appears at first glance, this fabulous, family size home offers large and flexible accommodation with good size beautifully tended, front and rear gardens, ample driveway parking and large attached garage. Perfect for a family, this **DETACHED HOUSE** offers a versatile layout with annexe potential if required for family member or dependent relative, having a generous bedroom, shower room and sitting room which runs along one side of the ground floor. There are four generous bedrooms (one en suite) and family bathroom on the first floor along with ground floor accommodation of large kitchen/breakfast room, utility room, formal dining room and living room along with the annexe area mentioned, a huge amount of space!

The front and rear gardens are delightful, the rear in particular is enclosed and enjoys good privacy. Gas fired central heating is installed along with solar thermal panels for secondary hot water supply. Internal viewing of this super home is highly recommended. West Winds is located in the quiet Hookhills Lane area of Hookhills, just a short walk from local shops bus and highly regarded primary schools.

**£700,000 Freehold**