

## GROUND FLOOR

**ENTRANCE PORCH.** Double glazed entrance porch with tiled floor. Inner door opening to:

**ENTRANCE HALL.** Wood effect flooring. Staircase to the first floor with understairs cupboard. Doors to:

**LIVING ROOM.** 14' 3" x 13' 4" (4.34m x 4.06m) max.

A most comfortable room with double glazed bay window to front, double glazed window to side. Radiator. Marble style fireplace with inset gas fire. Archway to:

**DINING ROOM.** 11' 4" x 12' 8" in to bay (3.45m x 3.86m)

Good size dining room interconnecting to the living room and sun lounge. Double glazed bay window to side. Radiator. Square opening to:

**SUN LOUNGE.** 7' 0" x 9' 8" (2.13m x 2.94m)

A super addition to the house with vaulted ceiling. Oak effect flooring. Bi-folding doors opening to the garden. Radiator.

**KITCHEN/BREAKFAST ROOM.** 22' 4" x 8' 5" (6.80m x 2.56m)

A super room overlooking the rear garden. The kitchen area is fitted with a good range of modern, fitted wall and base cupboards and wide pan drawers, along with ample complimentary working surfaces. Inset one and a half bowl stainless steel sink and drainer. Integral dishwasher and space/plumbing for washing machine. Range style cooker with cooker hood over. Double glazed window. The seating area has a recess with double glazed patio doors opening to the rear garden. Doors from the kitchen area leads to integral garage (see later) and a useful **GROUND FLOOR W.C.**

## FIRST FLOOR

**LANDING.** Feature window to side. Loft access hatch. Linen cupboard. Doors to:

**BEDROOM 1.** 11' 7" x 11' 11" (3.53m x 3.63m)

A dual aspect room with double glazed window and view out towards the sea and coastline. Radiator.

**BEDROOM 2.** 11' 5" x 10' 8" + door recess (3.48m x 3.25m)

Double glazed window to rear aspect. Built in mirror fronted double wardrobes. Radiator.

**BEDROOM 3.** 8' 11" x 7' 10" (2.72m x 2.39m) Double glazed window to front. Radiator. Built in cupboard and wardrobe.



## **BATHROOM/W.C.**

Comprising offset corner bath with mixer tap and shower attachment, fitted shower screen to side and mains shower over. Low level W.C. Vanity cupboard with inset washbasin, mixer tap and mirrored cabinet over. Tiled floor and walls. Double glazed window. Heated towel rail.

The house has been extended to the side and a further bedroom (bedroom 4) is accessed via a secondary staircase from the entrance hall which also has an entrance door to the front of the house.

**BEDROOM 4.** 18' 8" x 12' 7" (5.69m x 3.83m)

Dual aspect room with double glazed window to front and French doors to the rear opening to a BALCONY. Radiator. Door to:

## **EN SUITE SHOWER ROOM/W.C.**

Comprising shower enclosure with independent electric shower. Pedestal wash basin and low level W.C. Heated towel rail. Double glazed window. Tiled floor and walls.

**OUTSIDE.** The front garden is lawned with well stocked flowerbeds and shrubs. A smart brick paved driveway leads to the integral garage. Pathways lead around both sides of the house to the rear garden.

**INTEGRAL GARAGE.** 15' 7" x 6' 11" (4.75m x 2.11m)

Electrically operated roller door to front. Internal door at rear opening to the kitchen. Light and power. Water tap. Wall mounted Worcester combination boiler.

**REAR GARDEN.** The rear garden has a patio seating area adjacent to the house enjoying a sunny southerly aspect. There is a level lawn and raised flowerbeds along with a further elevated seating area. Summerhouse.

**COUNCIL TAX BAND: E**

**ENERGY RATING: D**

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



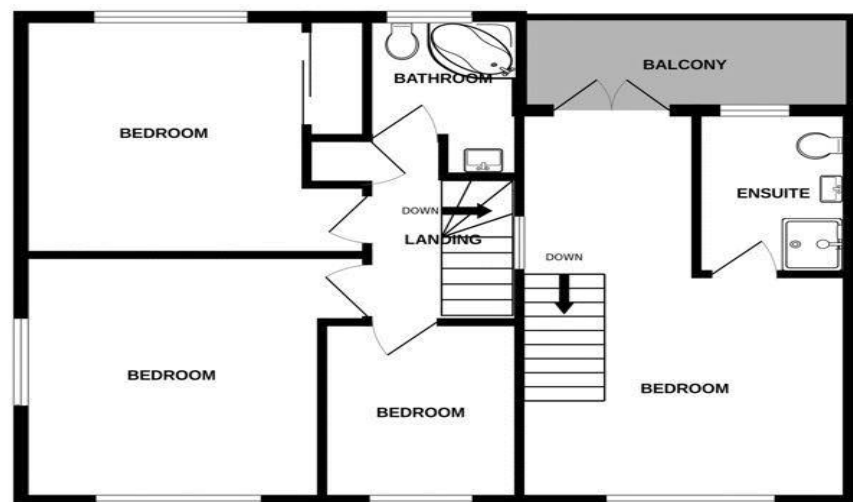
The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

Ref C0005564 Written by: R.C

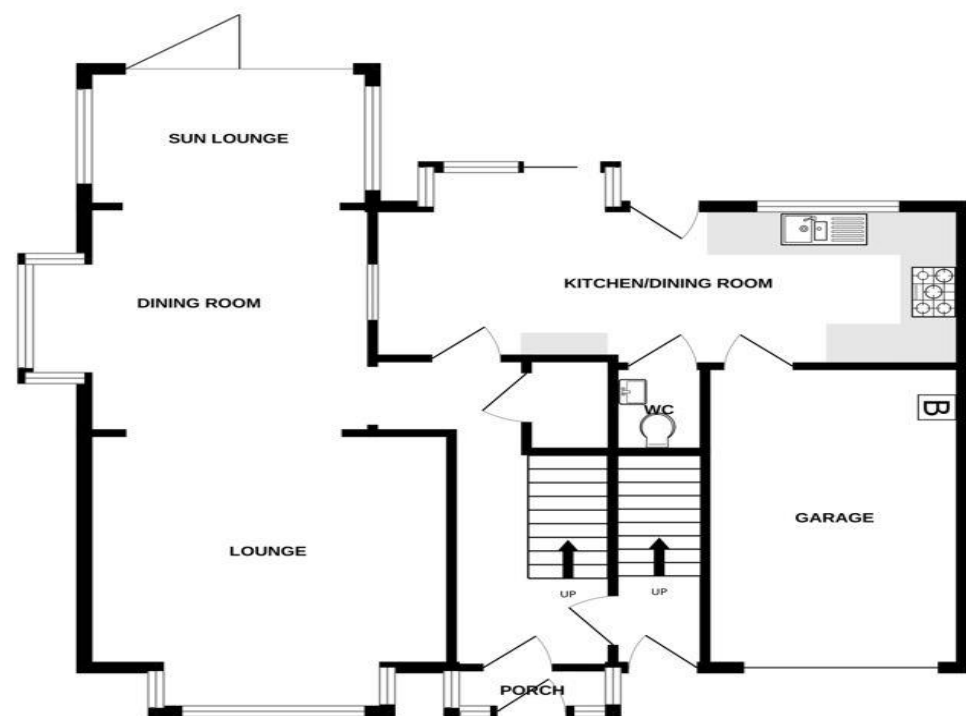


## North Rocks Road, Broadsands, Paignton, TQ4 6LF

1ST FLOOR  
64.7 sq.m. (696 sq.ft.) approx.



GROUND FLOOR  
82.4 sq.m. (887 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE



A beautiful, well maintained family home at Broadsands within close proximity to Broadsands Beach and the coastline, local shopping facilities, an excellent bus service and highly regarded schools. Located between the bustling fishing Port of Brixham and sea side town of Paignton.

This **FOUR BEDROOM, EXTENDED, DETACHED HOUSE** welcomes you as soon as you step in the front door, the entrance hall has access to a good size modern kitchen/breakfast room, which overlooks the rear garden, there are doors from here to the integral garage and a ground floor w.c. The comfortable living room has an archway to a family size dining room which then opens to a super sun lounge to the rear with vaulted ceiling feature. There are four bedrooms, three off the main landing, along with family bathroom. An additional bedroom with en suite, (ideal as a guest suite, or older relative) is accessed via a secondary staircase off the main entrance hall, which also has its own entrance door at the front of the house.

The house has gas fired central heating and double glazed windows. Offered for sale with **NO ONWARD CHAIN**. Viewing advised!

**£630,000 Freehold**