

Freshwater Drive, Hookhills, Paignton, TQ4 7SD



Nestled in the popular area of Hookhills, this exquisite **FOUR BEDROOM SEMI-DETACHED HOUSE** offers a perfect blend of modernity and comfort. The property boasts an immaculate condition with driveway parking and a low-maintenance landscaped garden. The heart of the home, the modern kitchen dining room, is equipped with granite worktops, integrated appliances and seamlessly flows into the family room, where solid oak flooring and patio doors invite you into the back garden landscaped to create a beautiful patio area. The property features a convenient ground floor fourth bedroom, while the master and second bedrooms each benefit from an ensuite. Spanning 102 sq. metres, this freehold home gives the space needed for family living. Freshwater Drive itself is a popular location with the local shops within easy walking distance at Cherrybrook Square, whilst a range of supermarkets are only a few minutes drive away. Highly sought after schools are within easy walking distance and Torbay's stunning coastline is within easy reach. This stunning property offers a harmonious blend of elegance, modern amenities, and an idyllic location, making it an ideal place to call home.

£330,000 Freehold

ENTRANCE HALL

Canopy over Upvc front door. Entrance matting. Radiator. Solid Oak flooring. Space for shoes and coats.

GROUND FLOOR BEDROOM 8' 6" x 8' 3" (2.59m x 2.51m)

Window to front. Radiator.

UTILITY ROOM 8' 8" x 4' 4" (2.64m x 1.32m)

Wooden wall and base units with one and a quarter bowl stainless steel sink with drainer. Space for dishwasher. Radiator. Door to:

GARAGE / STORE ROOM 7' 11" x 7' 8" (2.41m x 2.34m)

Roller front door. Baxi boiler. Space for washing machine and freestanding fridge freezer.

LOUNGE 19' 4" x 12' 10" (5.89m x 3.91m)

Solid Oak flooring. Double opening patio doors to back garden. Stairs with glass balustrade. Two radiators. Open to:

KITCHEN / DINING ROOM 18' 0" x 7' 6" (5.48m x 2.28m)

Cream gloss wall and base units with granite worktops and upstands. Inset stainless steel sink with worktop drainer. Four ring gas hob with splash back and cooker hood over. Electric oven. Integrated under counter fridge. Radiator. Ample space for dining table and chairs. Double opening patio doors to back garden.

FIRST FLOOR - LANDING

Loft hatch.

BEDROOM 1 13' 0" x 7' 9" (3.96m x 2.36m)

Window to rear. Radiator.

EN-SUITE 1

Walk in shower. Pedestal wash basin. Close coupled W.C. Heated towel rail. Fully tiled walls and floor. Access to under eaves storage.

BEDROOM 2 9' 5" x 9' 4" (2.87m x 2.84m)

Window to rear. Radiator. Walk in style wardrobe. Door to:

EN-SUITE 2

Shower cubicle with folding door. Corner W.C. Basin on vanity unit. Heated towel rail. Tiled walls and floor. Window to rear.

BEDROOM 3 8' 9" x 8' 9" (2.66m x 2.66m)

Window to front. Radiator. Built in over stairs cupboard.

SHOWER ROOM

Shower cubicle. Close coupled W.C. Basin on vanity unit. Heated towel rail. Window to front. Built in store cupboard.

OUTSIDE

FRONT GARDEN

Block paved driveway providing parking for three cars. Shared access to the side of the property, with further private gated access to the back garden.

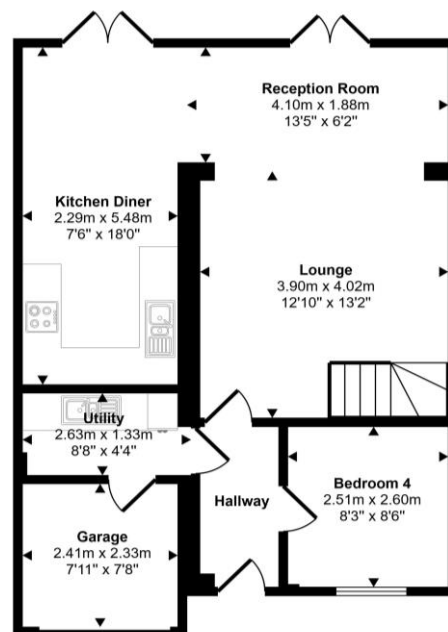
BACK GARDEN

Patio area adjacent to property with lower decked area. Large garden shed with storage behind. Outside power socket. Gated access to shared side path.

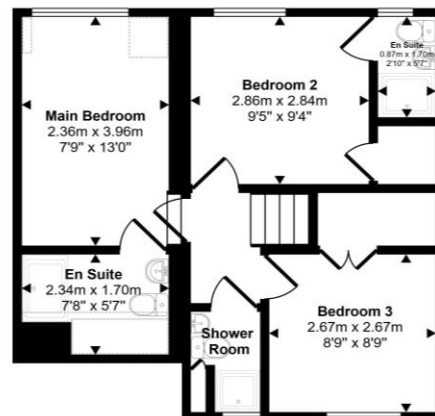
ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with a mains drainage connection.



Ground Floor
Approx 60 sq m / 641 sq ft



First Floor
Approx 42 sq m / 454 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 C0005567 Written by: Bill Bye