



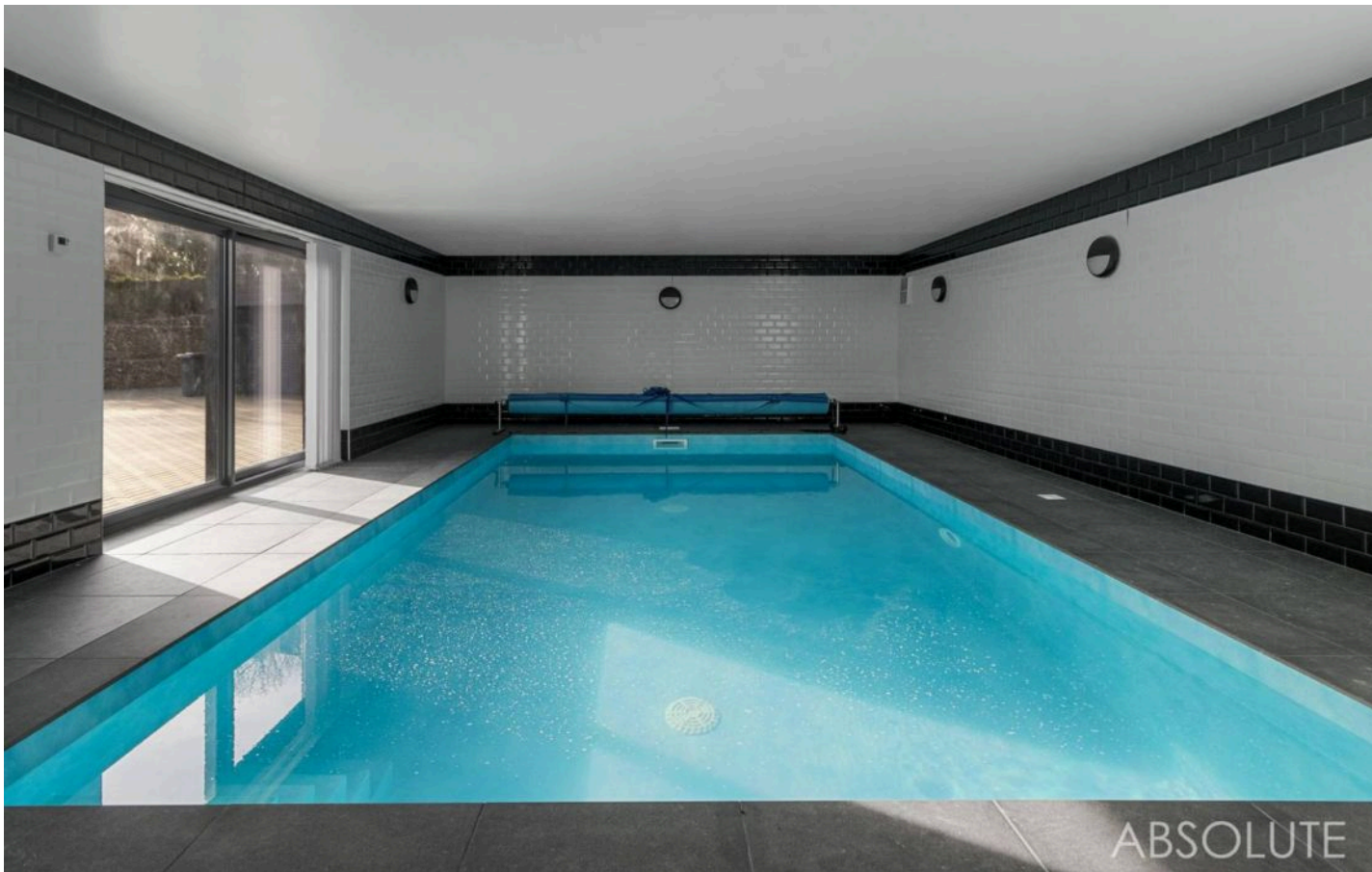
ABSOLUTE



Hill Valley, Edginswell Lane

Torquay

Hill Valley is a recently constructed ultra contemporary residence designed for modern family living with its own leisure complex to include a heated indoor swimming pool, gym, sauna and shower room. Attention to detail has gone into the design and created a house that dreams are made of, with solar panels and the latest insulation to provide a spacious home that is relatively economical to run. There is also the added bonus of a totally separate two bed annexe, large garage and games room. The accommodation briefly comprises of a double height reception hallway with gallery style landing, downstairs cloakroom/WC, open plan living space with quality modern fitted kitchen with integrated appliances and solid worktops. There is also a large laundry room and second sitting room with an internal lift giving access to the first floor. On the ground floor is a most impressive leisure complex to include a resort style indoor heated swimming pool, large gym, sauna, shower room and plant room. On the first floor is the spacious principal bedroom with larger than average en suite bathroom and access to a stunning sun terrace enclosed by stainless steel and glass balustrades. The sun terrace enjoys a superb outlook over the surrounding area. There are also three further double bedrooms all with luxury en suite facilities.



Adjacent to the main building is a further detached building having a larger than average single garage and games room. To the side of the building is a door that gives access to the first floor annexe with its open plan living area, modern fitted kitchen with built in appliances and two double bedrooms, both with en suite facilities.

The property is approached through double pillars and gives access to a most spacious block paved driveway allowing ample parking for cars, boat, motorhome etc. From the rear of the annexe is a further block paved driveway that is totally secluded and offers further off road parking. To the rear of the property is a large porcelain patio area and good size level garden that is laid largely to lawn and enjoys a superb open outlook over the surrounding area. There is also a most useful timber built storage shed.

DRIVEWAY

4 Parking Spaces

The property is approached through double pillars and gives access to a most spacious block paved driveway allowing ample parking for cars, boat, motorhome etc.

DRIVEWAY

2 Parking Spaces

From the rear of the annexe is a further block paved driveway that is totally secluded and offers further off road parking.



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The property occupies an enviable elevated position at the top of a cul-de-sac and sits on a large and secluded plot. There is easy access to both Grammar schools, Torbay Hospital and Wren Retail Park with its array of shops, facilities and amenities. Torquay sea front and town centre are both within approximately 3 miles distance. There is easy access to the ring road which connects to Newton Abbot, Exeter and beyond. There is also easy access to the ring road which connects to Paignton, Brixham and the ancient town of Totnes. Torquay, Torre and Newton Abbot railway stations are all within easy reach and provide direct links to London Paddington, Exeter City Centre and regional airport. An early inspection of this fabulous detached residence is essential to appreciate the size, position, condition and facilities the accommodation boasts.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:





ABSOLUTE



Ground Floor
Approx. 322.3 sq. metres (3459.2 sq. feet)



First Floor
Approx. 294 sq. metres (2743.7 sq. feet)



Total area: approx. 577.2 sq. metres (6212.9 sq. feet)
Approx.
Pier produced using Flaric®





Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

torquay@movewithabsolute.co.uk

movewithabsolute.co.uk/

