





91 Nut Bush Lane

Torquay, Torquay

Upon entering, a welcoming **vestibule** with ample space for coats and shoes sets the tone, leading to a modern **cloakroom WC**, handy storage, and a light-filled **reception hallway** with under-stairs storage. To the front, the **living room** offers a calm retreat, while the heart of the home lies in the impressive **open-plan kitchen and dining area** to the rear—perfectly designed for entertaining, with large sliding doors framing garden views and bathing the space in natural light.

A **laundry/utility room** and a **large office**, currently converted from part of the original garage, offer further flexibility—ideal as a home workspace, playroom, or even a fifth bedroom if required. The garage could also be reinstated should the new owners prefer.

Upstairs, the standout feature is the **vaulted principal bedroom**, a truly luxurious retreat complete with bespoke built-in storage and a hidden door leading to a chic **en suite bathroom** with high-end Mode fittings. Three further **double bedrooms**, a versatile **study/fifth bedroom**, and a well-appointed **family bathroom** complete the upper floor.

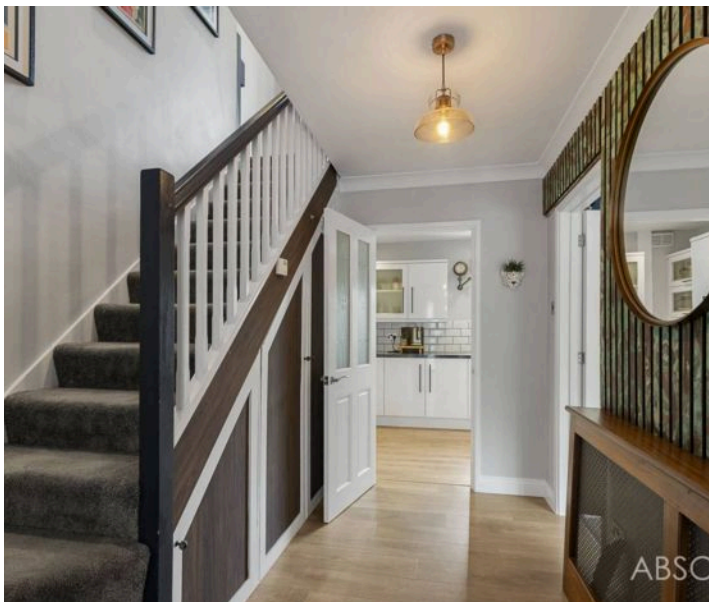
Outside, the **private rear garden** offers two defined levels designed for both relaxation and family fun. A large **patio area** is perfect for alfresco dining and BBQs, while the **lawned garden**—bordered by mature shrubs, trees, and raised planters—features a charming **summer house** and a circular **sunset terrace** that captures the last of the evening sun.



GARDEN

Outside, the sunny enclosed garden has been attractively landscaped to incorporate a large paved patio, ideal for alfresco dining, with step down to a large level lawn with summer house and garden shed. Well stocked flower beds to border with timber fencing and hedging to boundaries nicely enclose the garden, offering a great deal of privacy and seclusion. A gate leads to the front of the property and gives access to a large loose stone driveway, providing off road parking for several vehicles with well stocked raised flower beds to border and sheltered by timber fencing with pedestrian gate and electric vehicular gate

The gravel driveway provides **ample parking for multiple vehicles**, and the gated entrance enhances both privacy and security. The integral garage has an electric roller door and is being used as a smaller storage area.



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Nut Bush Lane is in a sought after residential location being convenient for the town and harbour and close to the village style communities centred around Walnut Road and Old Mill Road where there is an excellent range of amenities. The 450 acre Cockington Park with its preserved thatched cottages, tea rooms, historic buildings and listed pub is close by and can be explored through a network of paths and cycleways. This location also allows easy access to the ring road, Torbay Hospital, edge of town retail parks and a range of good schools including the Boy's and Girl's Grammar Schools. Area: Enviably located within a large, sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the international marina and a good range of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast. Travel: The excellent communication links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth and an International Airport at Exeter provides a gateway to destinations further afield



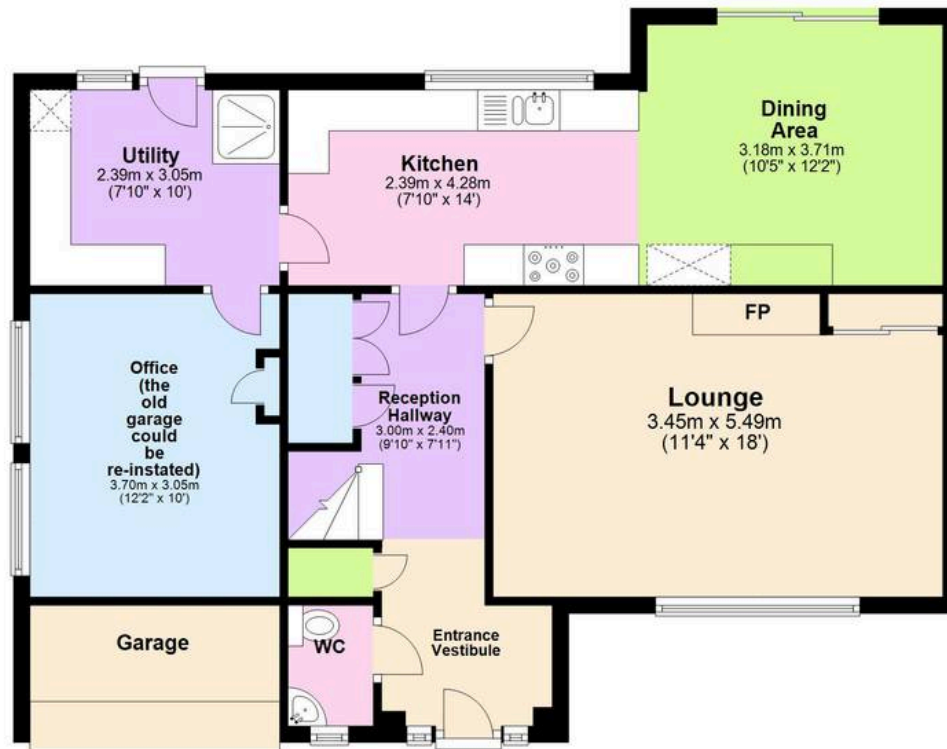


ABSOLUTELY



Ground Floor

Approx. 81.8 sq. metres (880.9 sq. feet)



First Floor

Approx. 67.8 sq. metres (730.1 sq. feet)



Total area: approx. 149.7 sq. metres (1611.0 sq. feet)





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