



Luscombe Maye
Since 1873

76 Wallingford Road,
£495,000

4 2 1



This four bedroom detached home offers the perfect blend of contemporary design and practical family-friendly features, setting the stage for a relaxed and enjoyable lifestyle. From the moment you arrive, the integrated single garage and paved driveway provide convenient off-street parking, making everyday routines easier.

Step inside to discover a thoughtfully designed ground floor where modern living meets effortless comfort. Underfloor heating runs throughout, providing cosy, invisible warmth that enhances the everyday comfort of the space. The open-plan kitchen, dining, and sitting room is the heart of the home—a bright, welcoming space flooded with natural light from large windows and double doors. Wood-effect laminate flooring and neutral tones create a calm and stylish backdrop for family life and entertaining. The modern kitchen is both functional and inviting, fitted with sleek light-toned cabinetry, integrated appliances, and a breakfast bar perfect for morning coffee or casual dining. A separate utility room keeps household chores tucked away, while the downstairs WC adds to the home's practicality.

Upstairs, the first floor boasts three generously sized bedrooms ideal for growing families, guests, or a home office. The family bathroom is designed for both form and function, featuring a modern suite with a tiled splashback over the bathtub, a separate corner shower enclosure, and a pedestal sink—making busy mornings a breeze. Occupying the entire top floor, the private bedroom suite offers a peaceful retreat. With a sloped ceiling, skylight, built-in storage, and a stylish en-suite bathroom, it's a sanctuary to unwind at the end of the day.

Outside, the beautifully landscaped, multi-level garden offers a true extension of the living space. Whether you're hosting weekend barbecues on the decked area, enjoying al fresco dining on the paved patio, or simply relaxing among mature trees and raised wooden planters, this outdoor haven is perfect for making the most of sunny days. Wooden steps add character, while a wooden shed provides essential outdoor storage. With an EPC rating of B, the home boasts excellent energy efficiency, further enhanced by solar panels that underscore its eco-friendly credentials.



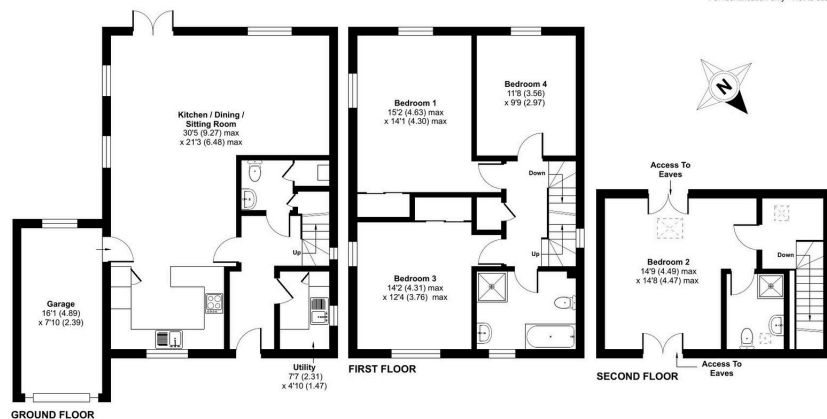
Wallingford Road, Kingsbridge, TQ7

Approximate Area = 1601 sq ft / 148.7 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 1727 sq ft / 160.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Luscombe Maye. REF: 1335023



Use the QR code for further "Material Information" about this home

- Detached Two Storey Home
- Four Generously Sized Bedrooms
- Spacious Living Accommodation
- Mult- Level Garden
- Garage and Driveway Parking
- Excellent EPC Rating
- Close to Kingsbridge Town Centre
- Walking Distance to Local Primary & Secondary Schools

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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