



11 DENBROOK CLOSE, WELLSWOOD, TORQUAY, TQ1 3TP

Pincombe's  
estate agents





### **A 4 BEDROOM DETACHED HOUSE ENJOYING A CUL-DE-SAC LOCATION, CLOSE TO WELLSWOOD VILLAGE SHOPS**

**We are delighted to bring to market, this detached family House tucked away in a cul-de-sac position within this popular residential area of Torquay. The home is superbly presented and offers spacious accommodation, with a total living area of 2586 sq. ft (240.2 sq m) comprising: Galleried Hallway, Cloakroom, 24' Open plan Lounge/Diner through to fitted Kitchen, Utility, Study, Living Room with patio doors opening onto the garden terrace with garden views, 4 Bedrooms (Master En-Suite) and Bathroom. The rooms to the rear of the property benefit from a lovely outlook over the garden with views to Lyme Bay in the distance. Outside, there is a driveway providing off road Parking which leads to a Double Garage, and the gardens are to the front, side and rear and feature several Terraces enjoying views over the surrounding area, an enclosed lawned garden and a 15' timber Chalet which would be ideal for use as a Home Office.**

**11 Den Brook Close is situated in a quiet cul-de-sac convenient for the local amenities at Wellswood including the shops in Ilsham Road which are a few minutes away by car. The green parks at Stoodley Meadow and Ilsham Green are closeby, as is the popular Meadfoot Beach with access to the scenic Southwest coastpath. Torquay Marina and harbourside providing a base for a variety of water sports, shops and harbourside restaurants, is situated approximately 1.5 miles away.**

**VIEWING HIGHLY RECOMMENDED**



## The Accommodation Comprises:

Wooden door with inset decorative panels and matching side panel into:

### ENTRANCE LEVEL

**GALLERIED HALLWAY** Coved ceiling. Stairs descending to Ground Floor.

**CLOAKROOM** Comprising low level W.C. Frosted UPVC window to rear. Slimline vanity wash basin with storage beneath. Radiator. Tiled splashback.

**OPEN PLAN LOUNGE/DINER 24'6" x 22'8" (7.47m x 6.91m)** Wooden double opening doors with glazed panels into this spacious, light room.

2 UPVC double glazed windows enjoying a lovely outlook over the rear garden and beyond to trees. 2 x Radiators. T.V. aerial point. Through to:

**KITCHEN** Comprising worksurfaces with inset 1.5 bowl sink, mixer and boiling hot water tap. Range of light wooden coloured base units providing ample storage, and eye-level units with cream gloss doors. Built-in Neff appliances including microwave, double oven, and hob with extractor hood above. Integrated fridge and freezer. Inset spotlights. UPVC double glazed window to front and UPVC double glazed window to side.

**UTILITY 8'9" x 6'3" (2.67m x 1.91m)** Range of worksurfaces with inset stainless steel sink and drainer. Cream gloss storage cupboards and matching eye-level





units. Space and plumbing for washing machine. Space for tumble dryer. Space for American style fridge. UPVC double glazed window to front. Radiator. Hatch to roof space.

**STUDY 8'9" x 5'5" (2.67m x 1.65m)** UPVC double glazed window to front. Radiator.

FROM THE GALLERIED HALLWAY, STAIRS DESCEND TO:

**HALF LANDING** Vertical radiator. UPVC double opening doors out onto the Garden Terrace with views over the rear garden.

## GROUND FLOOR

**HALLWAY** Understairs storage cupboard. Deep built-in storage cupboard with slatted shelving and light.

**LOBBY** UPVC door to front garden. Inset spotlights.

**LIVING ROOM 18'2" x 18' (5.54m x 5.49m)** Featuring room width UPVC sliding doors opening out onto the Garden Terrace and enjoying view over the rear garden. Wall mounted electric fire suite with black gloss surround and matching hearth beneath. T.V. aerial point. Radiator. UPVC double glazed window to side.

**MASTER BEDROOM 17'7" x 11'10" (5.36m x 3.60m)** UPVC double glazed picture windows overlooking the rear garden. Radiator. Door into:





**EN-SUITE SHOWER ROOM** A double size 'P' shaped cubicle with Mira shower, fully tiled. Light wooden vanity unit with inset wash basin and storage under. Low level W.C. Inset spotlights. Chrome heated towel rail. Extractor fan. UPVC picture window to front with inset decorative panel.

**BEDROOM 2 17'8" x 12'5" (5.38m x 3.78m)** A dual aspect room – UPVC double glazed window to side and UPVC double glazed window to front. Inset spotlights. Radiator.

**BEDROOM 3 12'6" x 8'5" (3.81m x 2.57m)** UPVC double glazed picture window to rear, overlooking the garden. Built-in wardrobes. Radiator.

**BEDROOM 4 12'3" x 7'2" (3.73m x 2.18m)** UPVC double glazed window to front. Radiator.

**BATHROOM** Panelled bath with central mixer tap and separate corner shower cubicle with Mira shower and glazed sliding door. Light wooden vanity unit with inset wash basin and storage under. Low level W.C. Chrome heated towel rail. Fully tiled walls. UPVC obscure glazed window to front with decorative inset.

**OUTSIDE** The property is approached via a **DRIVEWAY** with off road parking, which leads to:

**DOUBLE GARAGE 18'4" x 18'4" (5.59m x 5.59m)** Wall mounted gas boiler. Fuses. Water pressure system.

The adjoining front garden is level with raised gravel borders and shrubs. Outside lighting.





The rear gardens are presented over several large terraces, offering a variety of areas to enjoy.

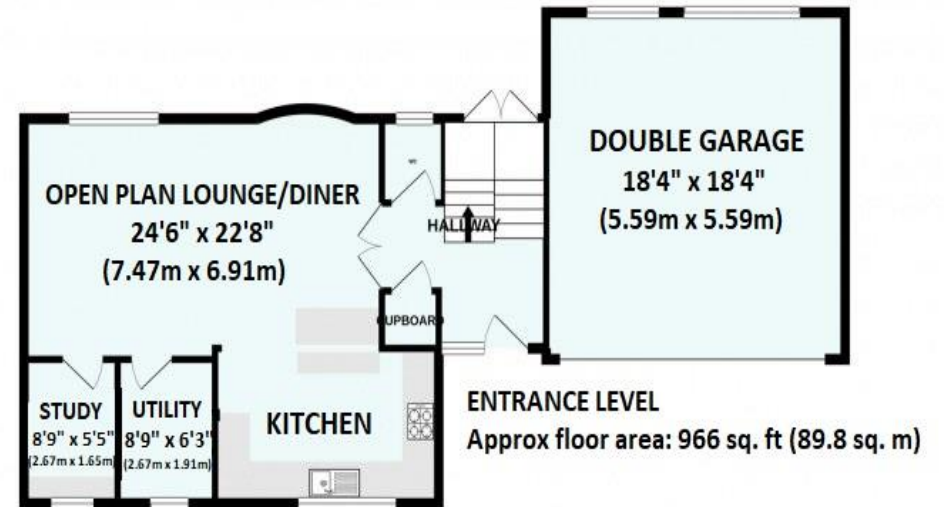
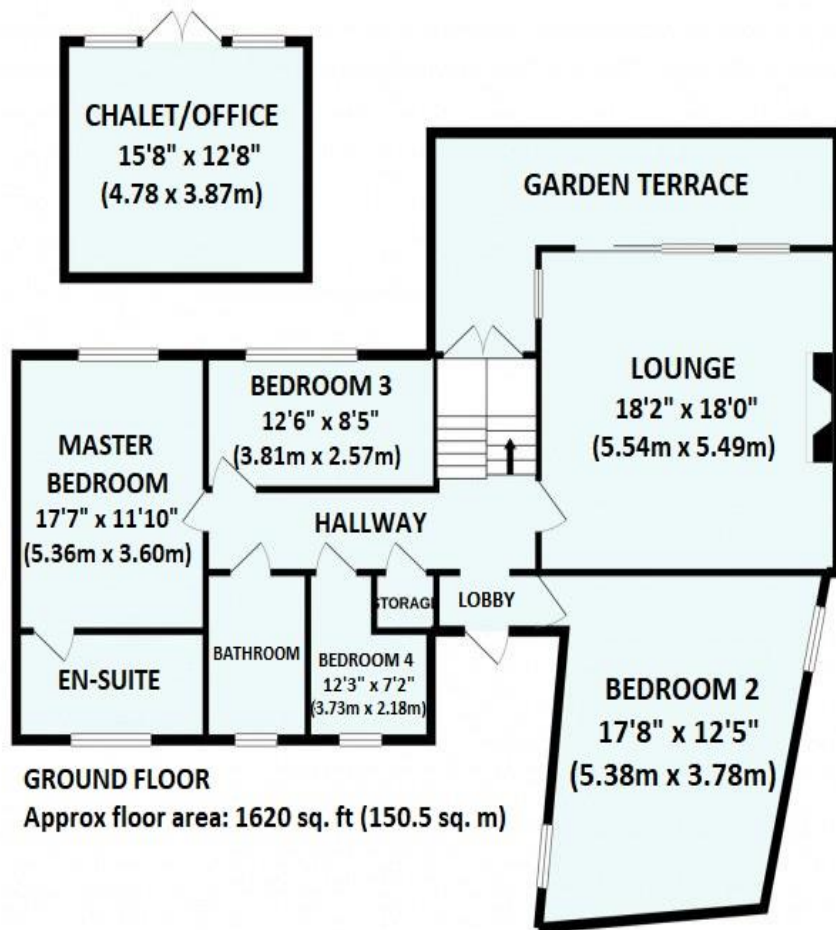
Feature tiled **GARDEN TERRACE** enclosed by railings with ample space for outdoor furniture and a hot tub. From here, there is a lovely outlook over the rest of the garden and out towards Lyme Bay in the distance. Under terrace storage area. Steps lead down to a raised deck and hardstanding with **WOODEN CHALET**.

A further terrace surrounded by established hedging leads to a raised and enclosed **DECKED PLATFORM** with room for garden furniture and enjoying a pleasant outlook over the rest of the garden. On the lower terrace there is a level lawned garden completely enclosed by established trees and bushes providing privacy.

A substantial gravelled area provides hardstanding for a **TIMBER CHALET/OFFICE 15'8" x 12'8" (4.78m x 3.87m)** UPVC double opening windows to front overlooking the garden. Power and light.







**TOTAL FLOOR AREA: Approx 2586 sq.ft (240.2 sq.m)**

**ADDITIONAL INFORMATION**

**TENURE - Freehold**  
**COUNCIL TAX - BAND F**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	86 88
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC