

Upton Manor Road, Brixham, TQ5 9QZ



Located on the ever popular Upton Manor Road, this **FOUR BEDROOM DETACHED HOUSE** offers a wealth of space, flexible layout and beautifully landscaped surrounding gardens. The property is located within easy walking distance of the local shop at St. Mary's Square, accessed via a pleasant walk through St. Mary's Park. Brixham's town and harbour is roughly a mile away. As you approach the property you have the option of two driveways, both with car ports and one with single detached garage. A welcoming front garden leads you to the front porch and into the property. To one side can be found a downstairs bedroom, shower room, study, conservatory and utility, this area could be used as separate accommodation for a relative / family member if needed. On the ground floor is also a kitchen, lounge and spacious further conservatory. On the first floor is a family bathroom, as well as three further bedrooms, the master enjoys open views across St. Mary's Park. To the rear is a simply stunning garden. Gated access creates an enclosed, very private and sunny south facing garden, a central lawn with patio is surrounded by a well designed range of mature trees, shrubs and flowers with a feature pergola, summerhouse and potting shed. Internal viewing is needed to understand the space on offer.

£479,000 Freehold

ENTRANCE PORCH Upvc front door. Window to front and side. Tiled floor. Space for shoes. Inner Upvc door to:

ENTRANCE HALL Space for shoes and coats. Low level service cupboard. Tiled floor.

SHOWER ROOM 7' 7" x 3' 5" (2.31m x 1.04m) Shower cubicle with glass screen. Close coupled W.C. Wall hung basin. Window to side. Heated towel rail. Tiled walls and floor.

GROUND FLOOR BEDROOM 14' 10" x 7' 11" (4.52m x 2.41m) Window to front and side. Radiator. Built in wardrobes. Built in cupboards under window.

KITCHEN 12' 11" x 9' 0" @ largest (3.93m x 2.74m) Wooden wall and base units with stone effect worktops. Inset one and a quarter bowl sink with drainer. Tiled splash backs. Space for free standing cooker with cooker hood over. Space for fridge freezer. Window to rear/conservatory. Door to stairs.

STUDY 11' 8" x 8' 11" (3.55m x 2.72m) Sliding patio door to conservatory. Radiator. Door to utility.

UTILITY ROOM 8' 4" x 3' 4" (2.54m x 1.02m) Windows to three sides. Wooden base units with stone effect worktops. Inset Butler sink with tiled splash backs. Space for washing machine. Tiled floor.

CONSERVATORY 2 10' 7" x 7' 11" (3.22m x 2.41m) Glazed to three sides. Sliding patio door to rear garden.

LOUNGE 15' 6" x 10' 8" (4.72m x 3.25m) Central gas fire with tiled surround and wooden mantle. Window to front. Double opening doors to conservatory. Radiator.

CONSERVATORY 1 19' 9" x 7' 10" (6.02m x 2.39m) Spacious conservatory with windows to three sides. Door allowing access to rear garden

FIRST FLOOR - LANDING Window to front with open views. Cupboard over the stairs. Radiator. Stain glass effect porthole window.

BATHROOM 7' 8" x 6' 5" (2.34m x 1.95m) Bath with shower attachment. Pedestal wash basin. Close coupled W.C. Heated towel rail. Airing cupboard housing gas boiler. Window to front and side. Tiled and wood panelled walls.

BEDROOM 1 15' 5" x 10' 7" (4.70m x 3.22m) Double aspect room with window to front and rear, enjoying open views across the park opposite. Built in wardrobes. Radiator.

BEDROOM 2 11' 8" x 9' 1" (3.55m x 2.77m) Double aspect room with window to side and rear. Radiator. Loft hatch.

BEDROOM 3 9' 1" x 9' 1" (2.77m x 2.77m) Built in cupboards. Window to rear. Radiator.

OUTSIDE

GARAGE 17' 6" x 7' 11" (5.33m x 2.41m) Power and lighting. Up and over door. Car port to front.

2ND DRIVEWAY Covered parking area for second vehicle / caravan.

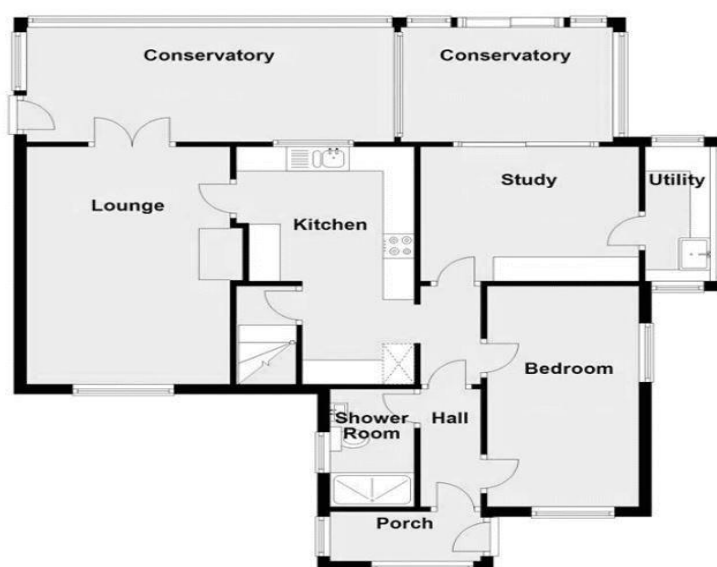
FRONT GARDEN Beautifully landscaped gardens with a range of mature shrubs creating a welcoming approach to the property. Gated access both side of property accessing rear garden.

REAR GARDEN Another beautifully landscaped garden enjoying a private, enclosed location and sunny Southerly aspect. Planted with a range of shrubs, trees and flowers. Mature Acer, Braeburn Apple and Tree fern are just a few of the plants on show. Central lawn with inset patio. Brick built pergola. Timber summerhouse. Potting shed and brick built garden shed with power and lighting. Gravelled area with inset fish pond, as well as further fish pond in lower garden.

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: E

Ground Floor
Approx. 83.0 sq. metres (893.9 sq. feet)



First Floor
Approx. 47.8 sq. metres (514.8 sq. feet)



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 B001714 Written by: Bill Bye