

Parkham Lane, Brixham, TQ5 9JR



Deceptive from a roadside glance, this **FOUR BEDROOM DETACHED HOUSE** is arranged across two floors and over 200m² of internal accommodation. It's location on Parkham Lane means it is within walking distance of Brixham's town and harbour whilst being away from the hustle and bustle of the town centre. A real feature of this property is the central lounge, at just under 20' square with a vaulted ceiling, double opening doors onto the terrace and inset log burner, this room is the real centre piece of the property. There is also a second lounge, spacious modern kitchen dining room with integrated appliances, as well as rear porch, impressive entrance foyer and cloakroom W.C. The vaulted ceiling landing with chandelier leads you downstairs to the four spacious bedrooms, all benefiting from built in wardrobes and the master having an en-suite. A very large bathroom with sauna, handy utility room with access to the rear garden and office / store room are on the lower ground floor. Outside can be found a double garage / workshop, well-kept rear garden with a woodland backdrop and beautiful front garden complete with fishpond and terrace area. Internal viewing is needed to understand the space on offer.

£595,000 Freehold

ENTRANCE FOYER

Very spacious entrance with upvc front door. Radiator.

CLOAKROOM W.C

Close coupled W.C. Pedestal hand wash basin. Radiator. Partially tiled walls. window to front. Large built in cupboard. Loft hatch accessing solar panel pumps and water tank.

LANDING

Vaulted ceiling. Stairs down to bedrooms. Radiator.

KITCHEN 15' 2" x 12' 8" (4.62m x 3.86m)

Double aspect room with windows to front and side. Wood effect wall and base units with granite effect worktop. Tiled splash backs. Inset one and a quarter bowl black composite sink with drainer. Four ring electric induction hob with cooker hood over. Built in eye level oven and grill. Built in microwave. Integrated under counter fridge and freezer. Integrated dishwasher. Under counter lighting. Ample space for large dining table and chairs. Door to rear porch.

REAR PORCH 6' 10" x 4' 5" (2.08m x 1.35m)

Upvc door with steps leading to back garden. Window to side. Storage shelving.

LOUNGE 19' 8" x 19' 4" (5.99m x 5.89m)

A real feature of the property, this incredibly spacious double aspect room enjoys a vaulted ceiling and recessed log burner. Double opening French doors leading outside. Box bay window to rear. Radiator. Open to landing and upper lounge.

UPPER LOUNGE 13' 2" x 12' 9" (4.01m x 3.88m)

Double aspect room open to the main lounge. Door to kitchen. Radiator. Would also lend itself well to a dining area.

DOWNSTAIRS - LANDING

Very spacious landing / hallway. Two radiators. Airing cupboard with hot water tank.

STORE ROOM / OFFICE 10' 11" x 9' 3" (3.32m x 2.82m)

Currently used as an office / store room. Power and lighting. Thermal solar panel control unit. Radiator. (This room has no exterior windows).

BEDROOM 1 14' 2" x 13' 2" (4.31m x 4.01m)

Spacious double room with window to side. Built in wardrobes. Radiator. Door to:

EN-SUITE 13' 1" x 4' 9" @ at largest (3.98m x 1.45m)

Alcove shower with mire electric shower unit. Close coupled W.C. Basin with granite effect worktop. Heated towel rail. Window to rear. Tiled floor.

BEDROOM 2 13' 2" x 12' 9" (4.01m x 3.88m)

Spacious double aspect room with window to side and rear. Built in wardrobes. Radiator.

BEDROOM 3 13' 2" x 10' 4" (4.01m x 3.15m)

Double room with window to rear. Built in wardrobe. Radiator.

BEDROOM 4 13' 2" x 8' 8" (4.01m x 2.64m)

Window to rear. Built in wardrobe. Radiator.

BATHROOM 15' 2" x 6' 9" (4.62m x 2.06m)

Close coupled W.C. Bidet. Bath with cold feed rainfall shower over and separate hand held head, glass shower screen. Heated towel rail. Radiator. Window to side. Door to Sauna.

UTILITY ROOM 8' 7" x 5' 9" (2.61m x 1.75m)

A range of wall and base units with matching worktops. Tiled splash backs. Inset stainless steel sink with drainer. Space for washing machine and tumble dryer. Radiator. Window and Upvc door to rear garden.

OUTSIDE

TOP TERRACE 19' 4" x 17' 5" (5.89m x 5.30m)

Accessed via double opening French doors from Lounge. Laid with artificial grass. Private area enjoying a sunny aspect. Door to garage. Outside tap.

GARAGE 18' 11" x 18' 2" (5.76m x 5.53m)

One electric roller door, one manual roller door. Electric consumer unit. Gas meter. Pitched roof with storage. Worcester wall mounted boiler. Fitted cupboards creating a workshop area. Power and lighting. Pedestrian door to terrace area.

BACK GARDEN

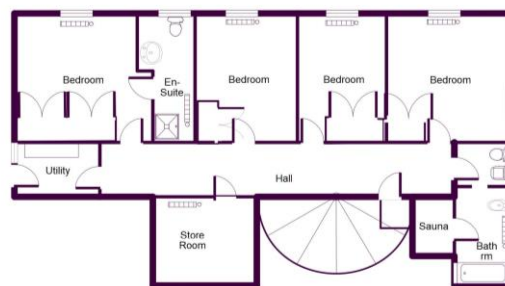
Planted with various flower beds. Gravel path leading alongside the property. Area for clothes dryer. Log store under stairs. Woodland hedge. Outside tap. Steps up with gated access to front. The property boundary goes beyond the rear hedge line into the area of protected trees. The trees closest to the property are allowed (with permission) to be pollarded.

FRONT GARDEN

Gated access from the road. Bridge over a stunning pond teaming with fish. Patio area to side of fish pond with separate access.

COUNCIL TAX BAND: F

EPC: D



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 B001746 Written by: Bill Bye