

## 41 Lichfield Drive, Brixham, TQ5 8DH



Offered for sale with **NO ONWARD CHAIN**. This **FOUR BEDROOM DETACHED BUNGALOW** is well presented throughout, ready to move straight into. The spacious bungalow offers four good sized bedrooms, all with access to the rear garden, a large shower room with walk in style shower, fully fitted kitchen, spacious lounge / dining room, as well as a sunny entrance conservatory. Outside is a fully enclosed rear garden, landscaped to create a low maintenance patio area with a sunny aspect. To the front can be found a large driveway providing parking for multiple cars as well as a carport. Lichfield Drive is well positioned within the town of Brixham, its quiet location is roughly a mile from the town and harbour with easy access to local shops and bus services. Internal viewing is highly recommended.

**£360,000 Freehold**

**ENTRANCE CONSERVATORY 14' 0" x 4' 2"**  
(4.26m x 1.27m) Upvc glazed front door opening to sunny entrance conservatory. Wooden inner door to:

**LOUNGE / DINING ROOM 20' 10" x 20' 5"**  
**narrowing to 10'6" (6.35m x 6.22m)** L shaped room providing a wealth of dining and living space. Large window to front with tilt and turn window to side. Gas fire. Two radiators.

**KITCHEN 7' 10" x 9' 10" (2.39m x 2.99m)**  
A range of wooden wall and base units with complimenting worktops. Tiled splashbacks. One and a quarter bowl white ceramic sink. Space for washing machine. Free standing gas cooker. Space for fridge freezer. Door to rear garden.

**INNER HALL**  
Large airing cupboard with Worcester boiler. Loft hatch. Radiator.

**BEDROOM 1 14' 2" x 9' 4" (4.31m x 2.84m)**  
Spacious double room with sliding patio doors to rear garden. Radiator.

**BEDROOM 2 16' 5" x 8' 4" (5.00m x 2.54m)**  
Spacious double room with window to front. Radiator.

**BEDROOM 3 11' 3" x 9' 6" (3.43m x 2.89m)**  
Door to rear garden. Radiator.

**BEDROOM 4 9' 5" x 8' 7" (2.87m x 2.61m)**  
Tilt and turn to rear garden. Built in wardrobes.

**SHOWER ROOM 9' 0" x 6' 1" (2.74m x 1.85m)**  
Large walk in shower with panelled surround. Pedestal basin. Close coupled W.C. Radiator. Fully tiled walls. Two windows.

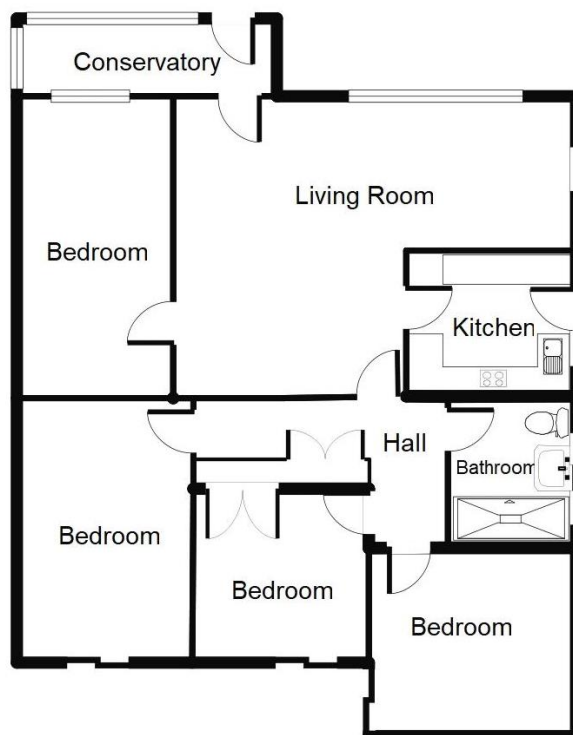
## OUTSIDE

**FRONT GARDEN**  
Driveway parking for multiple cars. Carport. Low maintenance gravel area to front. Gated access to side and rear.

**BACK GARDEN**  
Fully enclosed rear garden. Mainly landscaped to create a low maintenance patio area. Red Robin surrounding shrubs. Outside light. Outside tap. Large timber shed and timber summer house. Side access to front garden.

**ENERGY PERFORMANCE RATING: D**

**COUNCIL TAX BAND: 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.

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