

## 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.

**£349,950 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

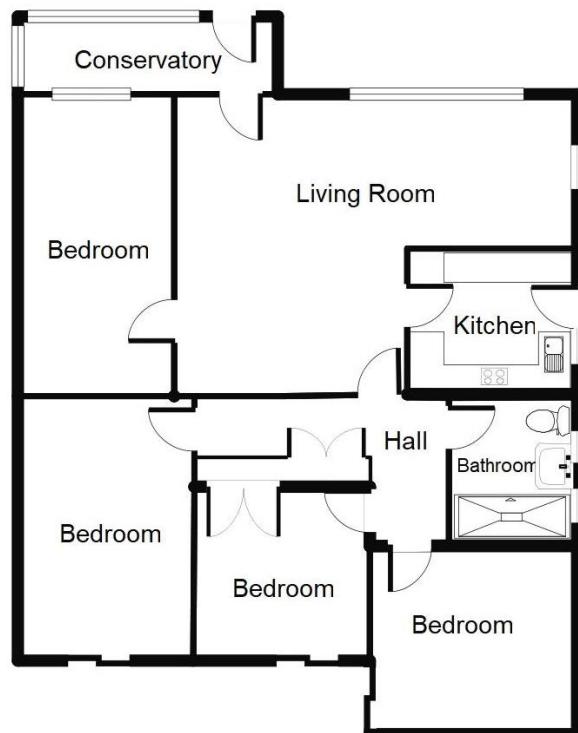
Driveway parking for multiple cars. Carport. Low maintenance gravel area to front. Gated access to side and rear.

### 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.

Ref B001499 Written by: Bill Bye