

## Douglas Avenue, Brixham, TQ5 9EL



Located only a stone's throw from the South West Coastal Path and a short walk to Berry Head Nature Reserve, this **THREE BEDROOM DETACHED CHALET STYLE BUNGALOW** offers luxurious living in a popular location with open and sea views. The current owners have transformed this property into a spectacular one off, the solid Cedar cladding, bi-folding doors and modern interior sets it apart from others on the road. As you enter the property you are welcomed by a stunning entrance hall with bespoke oak stair case and galleried landing. The modern kitchen / dining room with integrated Miele appliances, central island and oak worktops is completed by the large bi-folding doors opening into the rear garden. A large utility room with access to the office / study with shower room off. The 29' lounge enjoys open views and a vaulted ceiling to one end, adjacent to this is a spacious downstairs bedroom and separate shower room. On the first floor are two spacious bedrooms, one with open and sea views, as well as a beautiful bathroom with double ended bath and separate shower. The property lends itself well to outdoor living, the back garden houses an outside kitchen complete with large BBQ, fire pit and hot tub. To the side is a workshop with roller door, secure storage, perfect for paddle boards or kayaks and a further storage shed. The front garden accommodates two driveways with a central lawn.

**£650,000 Freehold**

## ENTRANCE HALL

Solid oak and glass front door opening to a vaulted hallway with galleried landing above. Bespoke oak stairs to first floor. Under stairs dog bed. Radiator.

## SHOWER ROOM 6' 10" x 5' 8" (2.08m x 1.73m)

Walk in style shower with rainfall head and mosaic tiling. W.C with concealed cistern. Basin on vanity unit. LED lite mirrored vanity unit. Window to side. Heated towel rail.

## KITCHEN / DINING ROOM 27' 5" x 11' 2" narrowing to 7'8" (8.35m x 3.40m)

Contrasting gloss wall and base units with solid oak worktop, as well as Corian worktop with integrated sink, drainer and waste disposal unit. Integrated Miele oven and separate microwave oven. Central island with Miele induction hob and worktop cooker hood. Integrate wine fridge, integrated under counter fridge and integrated dish washer. Large bi-folding doors opening to rear garden. Ample space for dining table and chairs. Electric under floor heating, as well as modern radiator. Large storage cupboard.

## UTILITY ROOM 14' 10" x 7' 5" (4.52m x 2.26m)

Double opening doors to driveway. Wood effect kitchen units with granite effect worktops and stainless steel sink with drainer. Space for washing machine, tumble dryer and fridge freezer. Cupboard housing boiler.

## GARDEN ROOM / STUDY 10' 8" x 7' 9" (3.25m x 2.36m)

Window and door to rear garden. Tiled floor. Radiator. Would lend itself well to a home office amongst other uses.

## SHOWER ROOM 7' 9" x 4' 11" (2.36m x 1.50m)

Shower cubicle. Pedestal basin. Close coupled W.C. Heated towel rail. Tiled floors and walls.

## LOUNGE 29' 3" x 11' 7" (8.91m x 3.53m)

Very spacious lounge with picture window to front and vaulted ceiling. Central electric fire. Media wall with surrounding wooden wall slats. Two radiators.

## GROUND FLOOR BEDROOM 15' 6" x 11' 8" (4.72m x 3.55m)

Spacious room with window to front. Radiator. Currently used as home office.

## FIRST FLOOR - LANDING

Galleried landing with oak hand rails. Two Velux style windows.

## BEDROOM 1 15' 6" x 11' 8" (4.72m x 3.55m)

Spacious double room with open and sea views. Window to front and side. Space for freestanding wardrobes. Radiator. Access to under eave storage.

## BATHROOM 9' 8" x 7' 0" (2.94m x 2.13m)

Double ended bath. Large shower cubicle with rainfall shower head. Basin on large vanity unit with mirrored unit above. W.C with concealed cistern. Heated towel rail. Window to side.

## BEDROOM 3 18' 0" x 11' 4" (5.48m x 3.45m)

Spacious double room. Window to rear and side. Radiator. Ample space for freestanding wardrobes.

## OUTSIDE

### BACK GARDEN

Patio area adjacent to bi-folding doors. Central artificial grass. Hot tub can be included in the sale (hasn't been used for 2 years). Covered outdoor kitchen complete with power, lighting and water. Large BBQ to stay. Granite table with central fire pit.

### WORKSHOP 14' 8" x 8' 1" (4.47m x 2.46m)

Power and lighting. Roller door pedestrian door to garden.. Brilliant workshop space.

### AREA TO SIDE OF PROPERTY

Secure storage area ideal for paddle boards, kayaks etc.

### BLOCK BUILT SHED 7' 8" x 4' 4" (2.34m x 1.32m)

Electric roller door. Power and lighting.

### FRONT GARDEN

Double driveway allowing ample off road parking. Central lawn with border flower beds housing mature shrubs. Outside tap and lights.

### ENERGY PERFORMANCE RATING: D

### COUNCIL TAX BAND: D (Review pending)



### 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 B001830 Written by: Bill Bye