

Lichfield Drive, Brixham, TQ5 8DG



Positioned on a large corner plot enjoying open views over the rolling hills beyond, this **TWO BEDROOM DETACHED BUNGALOW** offers a wealth of space and beautifully landscaped surrounding gardens. Lichfield Drive itself is roughly a mile away from Brixham's town and harbour benefiting from a local shop within walking distance on Cambridge Road. The property has been extended to provide a large kitchen having integrated appliances with dining area off, as well as separate utility / large store cupboard, and conservatory with private outlook onto the rear garden. There is also a large lounge with open views, a good size shower room, as well as a separate bathroom. The two bedrooms are to one side with the principal enjoying open views and benefiting from extensive fitted wardrobes. The surrounding gardens have been beautifully landscaped with mature planting including a large magnolia tree, the rear garden creates a private sunny patio. Two driveways provide ample off-road parking, as well as a single garage.

£425,000 Freehold

ENTRANCE PORCH

Upvc front door with window to side. Tiled floor. Space for shoes and coats.

ENTRANCE HALL

Radiator. Loft hatch.

LOUNGE 15' 4" x 12' 11" (4.67m x 3.93m)

Spacious lounge with central electric fire with stone effect surround and mantle. Window to front with brilliant open views. Radiator.

BEDROOM 1 11' 10" x 9' 11" (3.60m x 3.02m)

Extensive built in wardrobes, dressing table and bedside tables. Window to front with open views. Radiator.

BEDROOM 2 11' 0" x 10' 0" (3.35m x 3.05m)

Window to rear. Radiator.

SHOWER ROOM 7' 2" x 6' 1" (2.18m x 1.85m)

Quadrant shower cubicle with rainfall shower and separate head. Close coupled W.C. Basin on gloss white vanity unit with granite effect worktops. Heated towel rail. Tiled walls and floors. Window to rear.

KITCHEN 12' 10" x 11' 2" (3.91m x 3.40m)

White wall and base units with quartz effect worktops. One and a quarter bowl stainless steel sink with drainer. Four ring gas hob with cooker hood over. Built in double oven with grill. Integrated fridge freezer. Space for slimline dishwasher. Worcester boiler. Radiator. Open to:

DINING ROOM 10' 8" x 7' 0" (3.25m x 2.13m)

Window and door to rear garden. Tiled floor. Radiator.

STORE / UTILITY ROOM 12' 7" x 3' 4" (3.83m x 1.02m) Space for washing machine, tumble drier, freezer. Space for shoes, coats and useful storage area.

BATHROOM 9' 0" x 4' 8" (2.74m x 1.42m)

Bath with shower head over and tiled surround. Basin on gloss white vanity unit. W.C with concealed cistern. Window. Radiator.

CONSERVATORY 10' 3" x 8' 2" (3.12m x 2.49m)

Double opening patio doors to back garden. Radiator.

OUTSIDE

FRONT GARDEN

Tarmac driveway to front with parking for multiple cars. Separate gravel driveway to side (no dropped curb) previously used for motorhome or caravan parking with electrical point. Beautifully landscaped front garden with mature magnolia tree, central lawns with border flower beds, mature shrubs and a variety of flowers. Gated access to rear.

BACK GARDEN

Covered area adjacent to kitchen. Outside tap. Private patio area with access from conservatory enjoying a sunny aspect and mature surrounding planting. Garden shed.

COUNCIL TAX BAND: D

ENERGY PERFORMANCE RATING: TBC

BROADBAND AND MOBIL:

The Ofcom website indicates that broadband is available in this area and mobile coverage is good.

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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