

Maple Close, Brixham, TQ5 0DX



Deceptively spacious, this extended **FOUR BEDROOM DETACHED BUNGALOW** has been beautifully finished throughout. The real feature of the property is the open plan style kitchen / dining / living room with conservatory off and recently fitted shaker style kitchen, integrated appliances complete with breakfast bar. There is a shower room and four spacious bedrooms, one of which is currently used as a second lounge, the principal bedroom having an en-suite and dressing area with mirror fronted wardrobes. Outside, the surrounding gardens have been well landscaped creating low maintenance patio areas making the most of the sun. There is also a single garage with electric door to front. Maple Close is a quiet cul de sac located roughly 1.5 miles away from Brixham's town and harbour. Internal viewing is highly recommended.

£419,950 Freehold

ENTRANCE PORCH

Steps up from Maple Close. Upvc front door and windows. Upvc inner door.

ENTRANCE HALL

Airing cupboard with Ideal Logic Boiler. Radiator. Store cupboard.

SHOWER ROOM 7' 9" x 5' 1" (2.36m x 1.55m)

Large frameless shower cubicle with electric shower unit. Basin on vanity unit with integrated W.C and LED mirror above. Heated towel rail. Tiled walls. Window.

PRINCIPAL BEDROOM 13' 2" x 11' 5" at largest (4.01m x 3.48m) Very spacious double aspect room with built in mirror fronted wardrobes. Radiator.

EN-SUITE 8' 0" x 5' 9" (2.44m x 1.75m)

Bath with shower over and glass shower screen. Basin on vanity unit with integrated W.C and mirror above. Heated towel rail and radiator. Window. Tiled walls.

BEDROOM 2 11' 11" x 10' 10" (3.63m x 3.30m)

Spacious double room with window to front. Radiator.

BEDROOM 3 / 2ND LOUNGE 19' 5" x 7' 2"

(5.91m x 2.18m) Double aspect room. Currently used as 2nd lounge. Radiator.

BEDROOM 4 8' 8" x 8' 6" (2.64m x 2.59m)

Window to front. Radiator.

OPEN PLAN KITCHEN / DINING / LIVING 22' 2" x 20' 2" reducing to 11' 10" (6.75m x 6.14m)

Sociable open plan L shaped room.

KITCHEN

Recently fitted shaker style kitchen with marble effect worktops. Four ring electric hob with cooker hood over. Electric oven. Integrated fridge freezer, washing machine, dishwasher and tumble dryer. One and a quarter bowl sink with drainer. Breakfast bar. Window to rear.

LOUNGE / DINING ROOM

Ample space for living and dining room furniture. Window to front. Sliding doors to conservatory. Two radiators.

CONSERVATORY 9' 1" x 8' 4" (2.77m x 2.54m)

Windows to three sides. Double opening patio doors accessing back garden.

OUTSIDE

FRONT GARDEN

Terraced garden landscaped with ornate gravel creating a low maintenance area.

GARAGE 18' 10" x 9' 5" (5.74m x 2.87m)

Power and lighting. Electric garage door.

BACK GARDEN

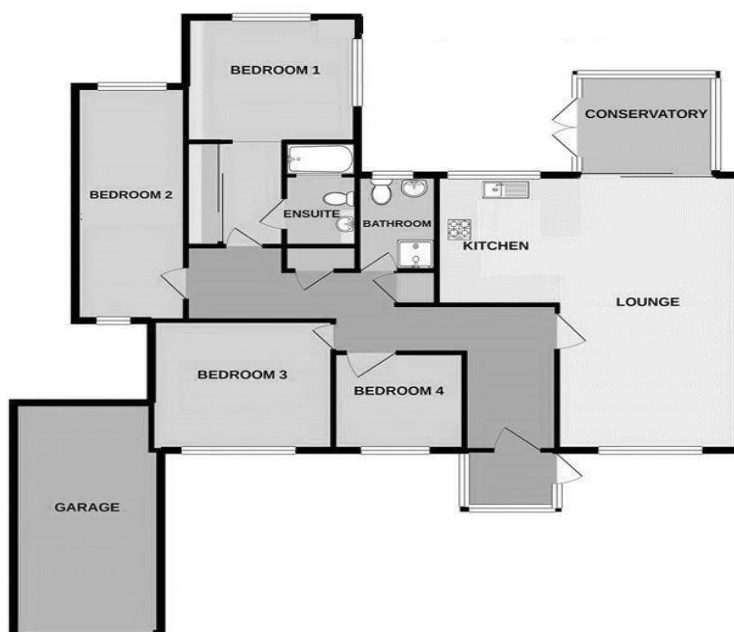
Patio style garden providing multiple seating areas with border raised beds. Gated access to front. Garden shed. Outside tap and light.

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: D

INTERNET AND MOBILE

The Ofcom website shows broadband and mobile service are available at this property.



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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