

## Golden Close, Brixham, TQ5 9QT



Nestled in a quiet rural spot roughly 1.5 miles from Brixham town, this deceptively spacious **THREE BEDROOM PROPERTY** features a versatile layout. It can be utilised as a main home with self-contained annex, lending itself well to a dependent relative or generating income as a long term or holiday let. With the inner door unlocked the property becomes one large family home with spacious utility room. Simply stunning panoramic views over the rooftops and Dartmoor beyond are enjoyed from the front elevation, whilst rural countryside views of the neighbouring fields are enjoyed to the rear. A short walk leads you to many local footpaths and coastal walks. Internally the main property provides a spacious double aspect lounge, fitted kitchen with central island, open to a dining area with access to the annex /3rd bedroom, shower room and annex kitchen / dining room. On the first floor is a vast principal bedroom complete with dressing area and en-suite. There is also a spacious second bedroom and shower room. A real feature of the property is a simply outstanding surrounding gardens, beautifully landscaped creating multiple seating areas nestled amongst the mature planting, all enjoying a sunny aspect. To the front is a large driveway, integral garage and a wealth of under house storage. Internal viewing is highly recommended to get a feel for the space on offer.

### £485,000 Freehold

## ENTRANCE

Steps leading up from front garden. Upvc front door.

## DINING ROOM

Stairs to first floor. Radiator. Window to front with open views. Inner door to central hall and 3rd Bedroom / Annex.

## KITCHEN

Gloss white wall and base units with granite style worktops with upstands. Stainless steel sink with drainer. Four ring gas hob with stainless steel splashback and cooker hood over. Space for washing machine, slimline dishwasher and fridge freezer. Central island with breakfast bar. Window and Upvc door to rear garden. Radiator. Under stairs cupboard.

## LOUNGE

Spacious double aspect lounge with patio doors to back garden and open views to front. Central open fire with tiled surround. Radiator.

## FIRST FLOOR -LANDING

Window to rear with beautiful views over the field behind. Radiator.

## BEDROOM 1

Incredibly spacious bedroom with dressing area featuring bespoke built in wardrobes. Dormer window to front enjoying open views across the town and over towards Dartmoor. Velux style window. Two radiators. Eave storage.

## EN-SUITE

Bath with electric shower over. Close coupled W.C. Pedestal wash basin. Heated towel rail. Window to rear.

## BEDROOM 2

Built in wardrobes. Window to side with open views towards Dartmoor. Radiator. Two large eave storage cupboards.

## SHOWER ROOM

Shower cubicle with electric shower. Close coupled W.C. Wall mounted basin. Window to rear.

## OUTSIDE

### BACK GARDEN

Absolutely stunning back garden, beautifully landscaped creating numerous seating areas and secluded spots nestled amongst the array of mature planting all enjoying a sunny aspect. Top large patio area ideal for summer BBQs with plenty of room for table and chairs. Two garden sheds and a greenhouse. Central lawn and lower patio area adjacent to property. Outside tap, power socket and lighting.

### FIELD GARDEN

Gated access leads to an allotment style garden in the neighbouring field. This isn't part of the property title and is currently used via a private agreement with the field owner. This agreement would need to be renewed for a new buyer.

### FRONT GARDEN

Driveway parking for multiple cars. Spacious low maintenance front garden, landscaped across multiple terraces finished with ornate gravel. Similar properties have created further parking in this area. Bin store. Gated access to the rear. Gated access to Chiseldon Hill.

### GARAGE & UNDER HOUSE STORE

Power and lighting. Workbench. Butler sink. Insulated electric up and over garage door. Access to extensive under house store all with power and lighting. Space for tumble dryer and freezer. Further storage area access via Upvc door from front housing boiler.

## INNER HALL

Doorway from Dining Room.

## BEDROOM 3 / ANNEX BEDROOM

Window to front. Radiator. Currently used as bedroom / lounge.

## SHOWER ROOM

Shower cubicle with electric shower. Close coupled W.C. Heated towel rail. Pedestal wash basin. Window to rear.

## ANNEX KITCHEN / DINING ROOM

White units with granite effect worktops. Stainless steel sink with drainer. Space for freestanding oven, washing machine and undercounter fridge freezer. Space for dining table and chairs. Radiator. Double opening patio doors.

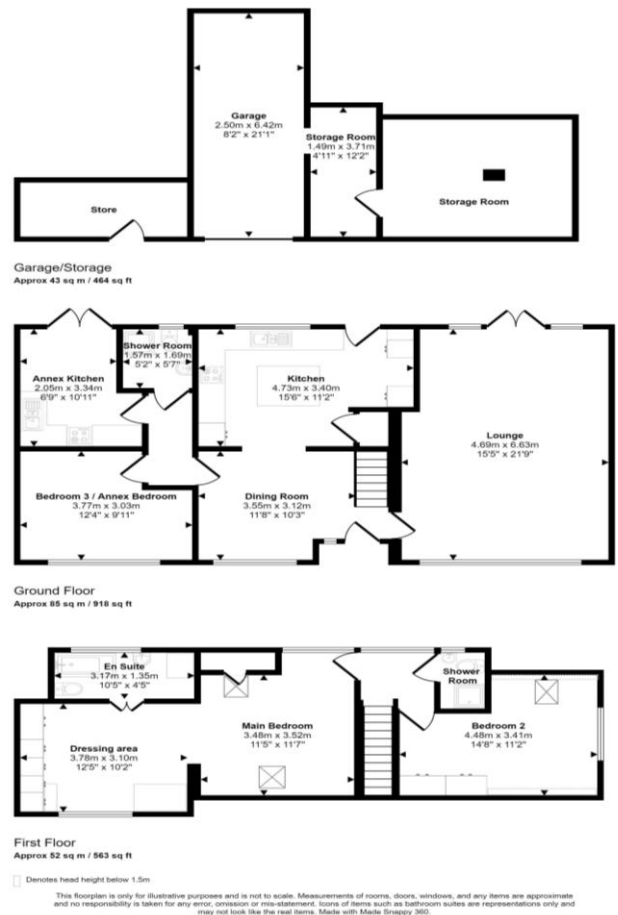
## ANNEX GARDEN

Area for table and chairs. Private gated access to the front of the property.

## ANNEX ENERGY PERFORMANCE RATING: C

## HOUSE ENERGY PERFORMANCE RATING: D

## HOUSE COUNCIL TAX BAND: E



## 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 B001891 Written by: B.B