

ENTRANCE PORCH. Composite entrance door with matching glazed side panel. Alcove space for coats etc. Tiled floor. Inner door to:

ENTRANCE HALLWAY. An impressive and spacious hallway with staircase to the lower floor. Two Velux roof windows. Doors to:

OPEN PLAN KITCHEN/DINING/FAMILY ROOM.
27' 0" x 20' 4" (8.22m x 6.19m) max - narrowing to 17'8 (5.40m)
A superb room with feature double glazed sliding windows and door to a fabulous **LARGE WRAP AROUND BALCONY** (see later) to make the most of the 180 degree, far reaching views across to Dartmoor and the sea and coastline of Torbay and Lyme Bay beyond. The kitchen area is fitted with a great range of Matt Grey kitchen units, quartz working surfaces and solid wood breakfast bar. The appliances are integrated and include dishwasher, fridge and freezer, wine cooler. There are two built in electric, eye level ovens along with matching microwave/combi oven, also a useful Pantry. The soft seating area again enjoys the views and a recently fitted 'Thermotec' Log burner will keep you warm on those cold winter nights. There is also a formal dining area to sit, eat and entertain. The room has Amtico wood style flooring with underfloor heating fed from the boiler.

BALCONY.
23' 0" x 8' 4" (7.01m x 2.54m) +10' 3" x 20' (3.04m x 6.09m) approx.

SITTING ROOM. **14' 0" x 11' 3" (4.26m x 3.43m)**
A cosy sitting room/T.V. lounge. Square double glazed bay window to front.

BEDROOM. **16' 4" x 8' 6" (4.97m x 2.59m)**
An ideal guest bedroom. Double glazed windows to front and side aspect. Door to:
EN SUITE SHOWER ROOM/W.C. Comprising large walk in shower with glass screen to side, rainfall shower head and hand held attachment. Wall mounted washbasin and concealed flush W.C. Heated towel rail. Electric under floor heating. Contemporary tiling. Extractor fan. Double glazed window.

Staircase leads down to: **GROUND FLOOR**

PRINCIPAL BEDROOM. **15' 11" x 11' 8" (4.85m x 3.55m)**
Triple glazed window enjoying open sea views.
Doors to: **WALK IN WARDROBE.** With fitted hanging rails and shelving.

EN SUITE SHOWER ROOM/W.C. Comprising shower enclosure with fitted shower. Concealed flush W.C. Two drawer vanity unit with inset washbasin and mirrored cabinet over. Electric under floor heating. Heated towel rail. Contemporary tiling. Triple glazed window.

BEDROOM. **13' 10" x 8' 9" (4.21m x 2.66m)** Triple glazed window with open views. Door to: **LARGE WALK IN WARDROBE.**

BEDROOM. **9' 8" x 11' 9" (2.94m x 3.58m)**
Triple glazed window enjoying open views.

UTILITY ROOM. **6' 1" x 5' 2" (1.85m x 1.57m)**
Fitted with white wall cupboards, worktop with stainless steel sink. Spaces for washing machine and tumble dryer. Wall mounted Worcester gas combination boiler.



OFFICE/GARDEN ROOM/BEDROOM. **9' 7" x 9' 8" (2.92m x 2.94m)**
Triple glazed French doors opening to the large patio terrace and garden.

FAMILY BATHROOM/W.C.
Comprising double ended bath with central taps and shower attachment. Concealed flush W.C. Bidet and wall mounted vanity shelf unit with counter top washbasin with flush mounted taps, attractive mosaic tiled feature. Contemporary tiling. Electric underfloor heating. Extractor fan. Triple glazed window.

OUTSIDE

FRONT. Brick paved driveway at the front of the house providing parking for two cars and a further driveway at the side of the property with gated access to further parking and the rear garden. There is a landscaped garden area and lawn to the right hand side which belongs to the property.

REAR GARDEN. A large, stunning rear garden which again enjoy fabulous 180 degree views taking in the immediate area, sea and coastline across to Lyme bay and Dartmoor on a clear day.
A large porcelain tiled terrace flanks the rear of the house and gives access to the rear balcony and garden. The terrace which has a built in **FIRE PIT**, is part covered and has a fantastic **OUTDOOR KITCHEN** which includes working surfaces, all important wine cooler and sink with hot and cold taps. Lighting is fitted across the terrace. Perfect for Al Fresco dining and entertaining! To the one side of the house there is a log store and gated access to further storage sheds and a workshop.
The patio terrace leads to a level lawn with well stocked flowerbeds and inset shrubs. This leads to an enclosed productive **KITCHEN GARDEN**. Steps lead down to a further part paved terrace which has a feature pergola with 7-seater Hydropool Serenity **HOT TUB**. Sea and coastal views are stunning from here.
On the bottom level of the garden stands a **GARDEN STUDIO/OFFICE 12' 6" x 8' 6"** Power and lighting. External Verandah. The garden widens at the sides and also has a shady woodland area!

AGENTS NOTE: The house is fitted with owned **SOLAR PANELS** which give a feed in tariff (FIT) and subsidy payback.

ENERGY RATING: B

COUNCIL TAX BAND: F

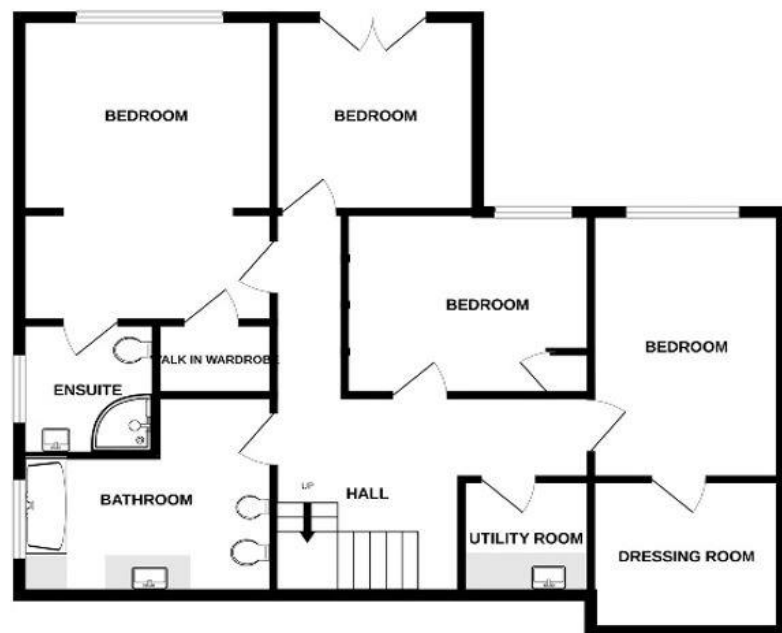
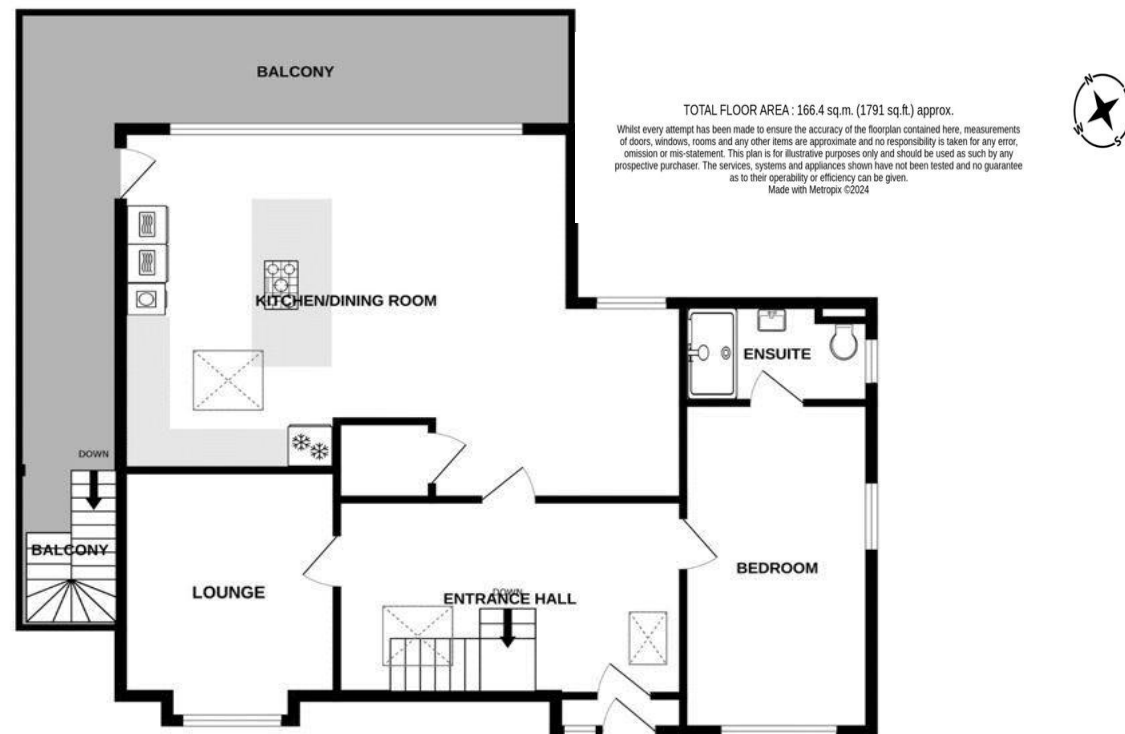
BROADBAND AND MOBILE.
The Ofcom website indicated that standard and superfast broadband is available. Please check with your mobile provider about mobile coverage.



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 B0001914 Written by: R.C

Deep Dene Close, Brixham, TQ5 0DZ



LAYOUT GUIDE ONLY – NOT TO SCALE



This outstanding **FIVE BEDROOM DETACHED HOUSE** is one of a kind, and internal viewing is a must to appreciate all that's on offer! This individually designed home benefits from **SUPERB 180 degree views** taking in on a clear day from the tops of Dartmoor across the surrounding area towards the sea and coastline towards Lyme Bay.

There really is too much to list about this stunning home! Accommodation is arranged in reverse level, to take advantage of the best of the views and briefly offers as mentioned, five double bedrooms two with en suites, the principal and second bedroom also have walk in wardrobes. A fabulous kitchen/dining/family room also has a log burner and large balcony leading off, (23' x 8'4 with a wider seating area of 10'3" x 20' approx. to the side) there is also a further sitting room/T.V. lounge.

The large garden is geared up for outside dining and entertaining, with external kitchen, hot tub and fire pit. A useful studio offers a great home office space. Internal viewing is highly recommended!

Deep Dene Close is located in the Summercombe area of Brixham, the town centre, bustling harbour and pretty marina are approximately one mile distant. A local shop is just around the corner along with bus service into town.

£825,000 Freehold