

North Boundary Road, Brixham, TQ5 8JS



Located on the ever popular North Boundary Road, this extended **THREE BEDROOM DETACHED BUNGALOW** has a lot to offer with shops just around the corner, fantastic walks right from your door and Brixham's town and harbour roughly a mile away. A real feature of the property is the large open plan kitchen / dining / living room, fitted with top of the range granite worktops, integrated appliances and bi-folding doors opening onto the stunning rear patio. In addition there is also a separate lounge / snug with central contemporary gas fire, as well as handy utility room and separate W.C. There is also a useful cosy study and all three bedrooms have en-suites, with the master bedroom having a walk in wardrobe. The surrounding gardens have been beautifully landscaped, to the front is a block paved driveway providing parking for multiple cars. To the rear is a stunning garden enjoying a sunny aspect, granite patio, well planted border flower beds as well as a further inset lawn and two sheds. Internal viewing is highly recommended.

£625,000 Freehold

ENTRANCE HALL

Composite front door with glazed panels either side.
Spacious entrance hall open to kitchen / dining / living room.
Radiator.

OPEN PLAN KITCHEN / DINING / LIVING ROOM

25' 9" x 21' 1" (7.84m x 6.42m) Very large open plan modern room with bi-folding doors (with integrated blinds) to patio, large skylight. Two radiators. Ample space for dining table and chairs, as well as living room furniture. Contemporary electric fireplace.

KITCHEN

Stunning light grey wall and base units with solid granite worktops. Large island with breakfast bar, inset 1 and a half bowl stainless steel sink with worktop drainer. Pop up sockets. Induction hob with cooker hood over. Two built in eye level ovens. Built in combi microwave oven and grill. Built in coffee machine. Space for fridge freezer. Integrated dish washer. Integrated bins. Integrated wine cooler.

UTILITY ROOM 14' 6" x 4' 7" (4.42m x 1.40m)

Wood effect wall and base units with granite effect worktops. White ceramic sink with drainer. Lots of space for shoes and coats. Space for washing machine and tumble dryer. Loft hatch. Door to side.

LOUNGE / SNUG 14' 6" x 11' 8" (4.42m x 3.55m)

Central contemporary gas fire. Window to front. Radiator.

W.C

Close coupled W.C. Pedestal basin in gloss grey wall and base unit. Heated towel rail. Stop cock.

INNER HALL

Radiator. Built in cupboards.

BEDROOM 1 10' 9" x 10' 2" (3.27m x 3.10m)

Window to front. Radiator. Door to walk in wardrobe providing lots of storage space, wall mounted ideal logic boiler. Door to:

MASTER EN-SUITE 10' 10" x 5' 6" (3.30m x 1.68m)

Large shower cubicle with mains rainfall head. Double ended bath in tiled surround. Close coupled W.C. Basin in vanity unit. Window to side. Mosaic tiled floor. Heated towel rail.

BEDROOM 2 11' 9" x 10' 10" (3.58m x 3.30m)

Double opening French doors to rear patio. Radiator. Door to:

EN-SUITE - WETROOM 8' 7" x 7' 9" (2.61m x 2.36m)

Fully clad walls. Electric shower. Pedestal wash basin. Close coupled W.C. Window to side. Electric under floor heating.

BEDROOM 3 13' 7" x 8' 4" (4.14m x 2.54m)

Double opening French doors to back garden. Radiator. Space for Wardrobe. Door to:

EN-SUITE 6' 8" x 5' 3" (2.03m x 1.60m)

Bath with electric shower over and glass screen. Close coupled W.C Wall hung basin with gloss white vanity. Tiled floor. Radiator. Partially tiled walls. Window.

STUDY 5' 4" x 4' 11" (1.62m x 1.50m)

Compact office. Window to side. Built in storage cupboard.

OUTSIDE

FRONT GARDEN

Block paved driveway with parking for multiple cars. Raised beds. Laurel hedging. Gated access to garden.

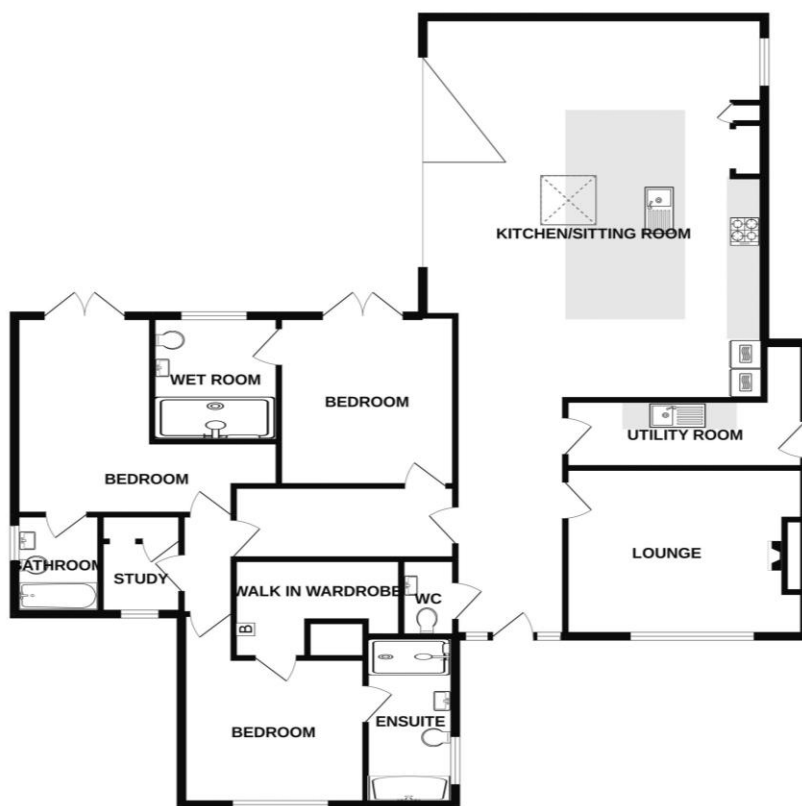
BACK GARDEN

Large patio laid with granite paving slabs and border raised beds planted with olive bushes and magnolia shrubs. This area is very secluded and enjoys a sunny aspect. Outside lights and socket. Further garden with central inset lawns and stunning border flower beds, creating a real garden oasis. Outside tap. Seating area. Two garden sheds. Wild flower area with sapling fruit trees.

COUNCIL TAX BAND: D

ENERG PERFORMANCE RATING: C

GROUND FLOOR
157.7 sq.m. (1697 sq.ft.) approx.



TOTAL FLOOR AREA: 157.7 sq.m. (1697 sq.ft.) approx.
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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 B001926 Written by: Bill Bye