

Lichfield Drive, Brixham, TQ5 8DN



Welcome to this exceptional **FOUR BEDROOM DETACHED CHALET BUNGALOW**, nestled in the picturesque small town of Brixham. The local shop is located within walking distance on Cambridge Road. Spanning 159 sq. metres, this family home features a thoughtful layout and ample space to accommodate all your needs. With three reception rooms and two modern bathrooms, this property provides an excellent setting for both relaxation and entertainment. The master bedroom boasts a walk-in style closet and en-suite W.C, adding a touch of luxury to everyday living. The accommodation also provides a potential annex offering endless possibilities for multigenerational living, with private lounge, bedroom and wet room style en-suite. The expansive kitchen seamlessly opens to a bright conservatory, perfect for family meals and gatherings. Outside, you'll find a spacious raised deck with open views, large lawned garden, summer house, and a raised vegetable garden. Driveway parking and an attached garage provide convenient and secure storage solutions.

£475,000 Freehold

ENTRANCE HALL

Upvc front door. Spacious hall with space for shoes and coats. Build in cupboards. Two radiators. Utility cupboard with space for washing machine and tumble dryer.

LOUNGE 22' 8" x 17' 9" (6.90m x 5.41m)

Double aspect room with window to front and side. Stairs to first floor. Radiator.

DINING ROOM 12' 3" x 10' 2" (3.73m x 3.10m)

Window and door to side. Radiator. Open to...

KITCHEN 12' 2" x 11' 6" (3.71m x 3.50m)

White wall and base units with wood effect worktops and tiled splash backs. Stainless steel sink with drainer. Space for freestanding fridge freezer, Beko range style oven with induction hobs, dishwasher. Central single unit island with solid wood worktop. Open to:

CONSERVATORY 12' 2" x 9' 9" (3.71m x 2.97m)

Open views. Double opening patio doors to raised deck. Radiator.

DOWNSTAIRS SUITE / POTENTIAL ANNEX

ANNEX LOUNGE 9' 9" x 11' 1" (2.97m x 3.38m)

Double opening patio doors to raised deck. Radiator. Door connects to:

BEDROOM 10' 9" x 8' 1" (3.27m x 2.46m)

Window to rear. Radiator. Door to:

EN-SUITE 7' 9" x 6' 1" (2.36m x 1.85m)

Disabled access wet room style en-suite. Walk in shower with electric shower unit. Close coupled W.C. Basin on vanity unit. Fully tiled walls and floor. Radiator. Window to side.

BATHROOM

Shower bath with glass screen and shower over. Counter top basin on vanity unit with integrated W.C. Wall mounted mirror fronted vanity unit. Heated towel rail. Window.

FIRST FLOOR - LANDING

Spacious landing with Velux window. Radiator.

PRINCIPAL BEDROOM 13' 11" x 8' 7" (4.24m x 2.61m)

Two windows overlooking the back garden. Radiator. Separate dressing area.

EN-SUITE W.C.

Close coupled W.C. Pedestal basin.

BEDROOM 10' 8" x 7' 10" (3.25m x 2.39m)

Velux window. Radiator.

BEDROOM 11' 5" x 10' 3" (3.48m x 3.12m)

Velux window. Radiator.

OUTSIDE

FRONT GARDEN

Block paved driveway with further terraced gravelled area. Gated access to back garden.

GARAGE

Up and over door. Power and lighting. Electrical consumer unit.

BACK GARDEN

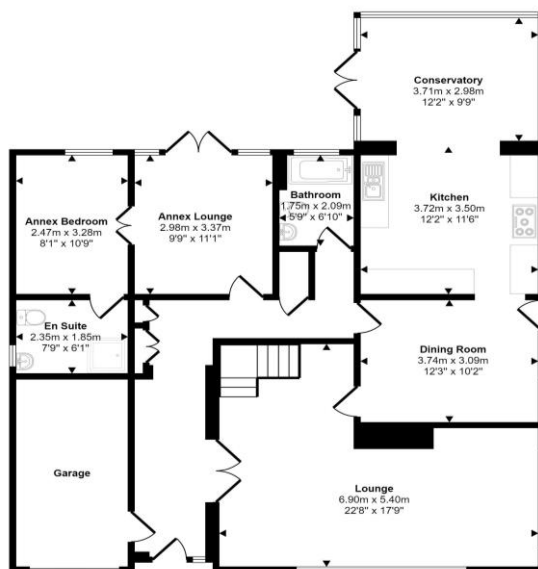
Large raised deck adjacent to property enjoying open views. Storage under deck. Steps down to central lawn with gravel path leading to a further private decking and gravelled area. Raised beds creating a vegetable garden. Large summer house with power. Gated access to both sides of the property.

ENERGY PERFORMANCE RATING: D

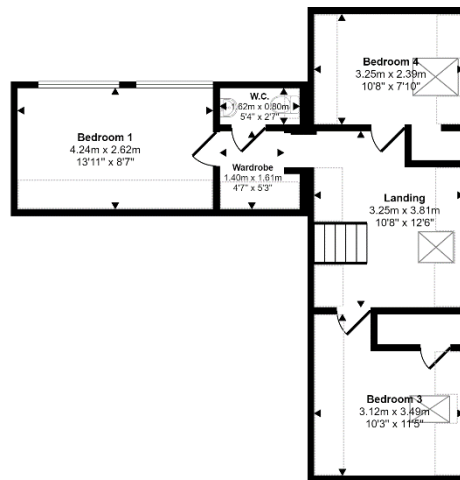
COUNCIL TAX BAND: D

NOTES

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with a mains drainage connection.



Ground Floor
Approx 125 sq m / 1348 sq ft



First Floor
Approx 48 sq m / 520 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 B001953 Written by: Bill Bye