

Raddicombe Drive, Brixham, TQ5 0HA



Enjoying simply superb views, this spacious **FOUR BEDROOM DETACHED HOUSE** is perfectly placed on Raddicombe Drive, located in a commanding position making the most of the panoramic sea and coastal views. As you enter the property you are welcomed by a handy porch, flowing through to a central hallway with stairs rising to the first floor. The lounge features a contemporary style fire place and open layout flowing through to the dining room which benefits from double opening doors accessing the back garden. A real feature of the property is the 19' long kitchen with integrated appliances and large central island. On the first floor are four spacious bedrooms, two with the added benefit of en-suites and the principal room featuring a walk-in wardrobe and incredible sea and coastal views. There is also a central bathroom with shower over bath. Stepping outside, the fully enclosed back garden provides privacy and is well landscaped with large patio area adjacent to the property, central lawn and fish pond. To the front is driveway parking, integral garage and access to a further gated hard standing.

£410,000 Freehold

ENTRANCE PORCH

Upvc door. Radiator. Tiled floor. Inner double opening French doors.

INNER HALL

Radiator. Stairs to first floor. Under stairs cupboard. Tiled floor.

W.C Close coupled W.C. Tiled floor.

LOUNGE 21' 10" x 11' 2" (6.65m x 3.40m)

Central contemporary fireplace. Window to front. Two radiators. Engineered Cherry flooring. Open to:

DINING ROOM 11' 4" x 11' 0" (3.45m x 3.35m)

Double opening French doors to back garden with sea glimpses between the rooftops. Radiator. Engineered Cherry flooring.

KITCHEN 19' 3" x 11' 7" (5.86m x 3.53m)

Double aspect room with window to rear and double opening French doors to back garden. Gloss black wall and base units with granite effect worktops. One and a quarter bowl stainless steel sink with drainer. Tiled splash backs. Space for under counter fridge. Space for freestanding fridge freezer. Central island with two electric ovens. 5 ring gas hob with cooker hood over. Stainless steel sink. Breakfast bar. Large walk in pantry.

FIRST FLOOR - LANDING Radiator. Skylight.

BEDROOM 1 14' 6" x 11' 3" (4.42m x 3.43m)

Spacious double room with window to rear enjoying spectacular sea and coastal views. Radiator. Walk in wardrobe.

EN-SUITE 1 7' 10" x 6' 8" (2.39m x 2.03m)

Shower bath with curved glass screen and Jacuzzi style jets. Glass basin on contemporary pedestal. Close coupled W.C. Heated towel rail. Window to rear.

BEDROOM 2 14' 0" x 11' 3" (4.26m x 3.43m)

Spacious double room. Built in wardrobes. Window. Radiator.

EN-SUITE 2 7' 3" x 5' 8" (2.21m x 1.73m)

Shower cubicle. Close coupled W.C. Basin on vanity unit. Heated towel rail. Window.

BEDROOM 3 11' 4" x 10' 8" (3.45m x 3.25m)

Window to rear with spectacular sea and coastal views. Radiator.

BEDROOM 4 10' 9" x 10' 5" (3.27m x 3.17m)

Window. Radiator.

BATHROOM 7' 4" x 6' 1" (2.23m x 1.85m)

Bath with electric shower over and glass shower screen. Close coupled W.C. Pedestal basin with LED mirror above. Heated towel rail. Window.

OUTSIDE

GARAGE 16' 7" x 10' 8" (5.05m x 3.25m)

Up and over front door. Window and pedestrian door to rear. Bottled gas boiler and hot water tank. Power and lighting.

BACK GARDEN

Fully enclosed rear garden. Patio area adjacent to property. Central lawn with border flower beds. Raised deck. Large fish pond. Elevated hard standing ideal for large motorhome, caravan boat etc.

OUT BUILDING

Sliding patio doors. Power and lighting. Stainless steel sink. Would lend itself well to a garden room or workshop.

FRONT GARDEN

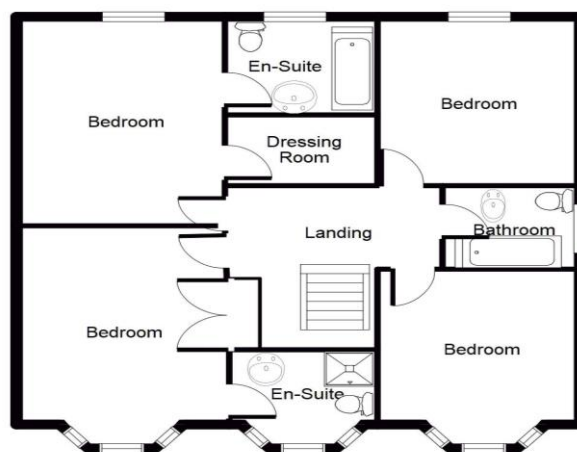
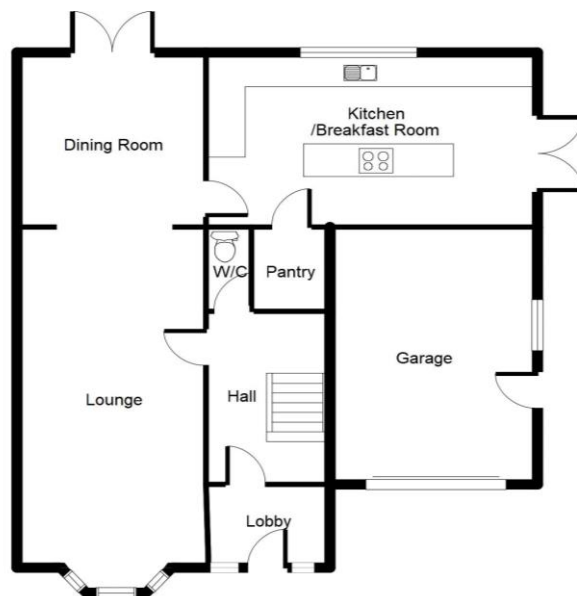
Driveway parking. Garden landscaped with ornate gravel and mature shrubs.

ENERGY PERFORMANCE RATING: TBC

COUNCIL TAX BAND: D

AGENTS NOTES:

The Ofcom website indicates broadband and mobile reception are available. Electric and water are all on mains supply, with a mains drainage connection. The property has no mains gas connection. The boiler is fuelled with bottled gas.



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 B002021 Written by: Bill Bye