





Lichfield Drive, Brixham, TQ5 8DG

£450,000 Freehold

A well-presented, spacious bungalow enjoying stunning open views located on the sought after Lichfield Drive

Located on the popular Lichfield Drive, roughly a mile away from the town centre and picturesque harbour, this **TWO BEDROOM DETACHED BUNGALOW** is well positioned within Brixham. A local shop can be found within walking distance, just around the corner on Cambridge Road, whilst a local bus route passes the door. The property is beautifully presented throughout, as you enter via the front porch, you are welcomed by a bright and spacious lounge with central log burner for cosy winter evenings and stunning open views extending over the rooftops and onto the rolling countryside beyond.

The modern fitted kitchen is perfect for the cook of the family, complete with breakfast bar, ample space for appliances and access to the back garden. A separate utility is a real benefit removing the noisy appliances and freeing up more space.

The well placed dining room connects the kitchen to the utility room and creates flexible accommodation, the current owners have used this room as an occasional 3rd bedroom.

The two bedrooms are both of good size, the particularly spacious principal bedroom enjoys open views and the extensive built in wardrobes, provide incredible amounts of storage. The second bedroom is accessed through the dining room and features a handy en-suite W.C.

The central shower room, comprises of a large shower cubicle, W.C and pedestal basin, it is finished with modern shower paneling with matching toilet seat.

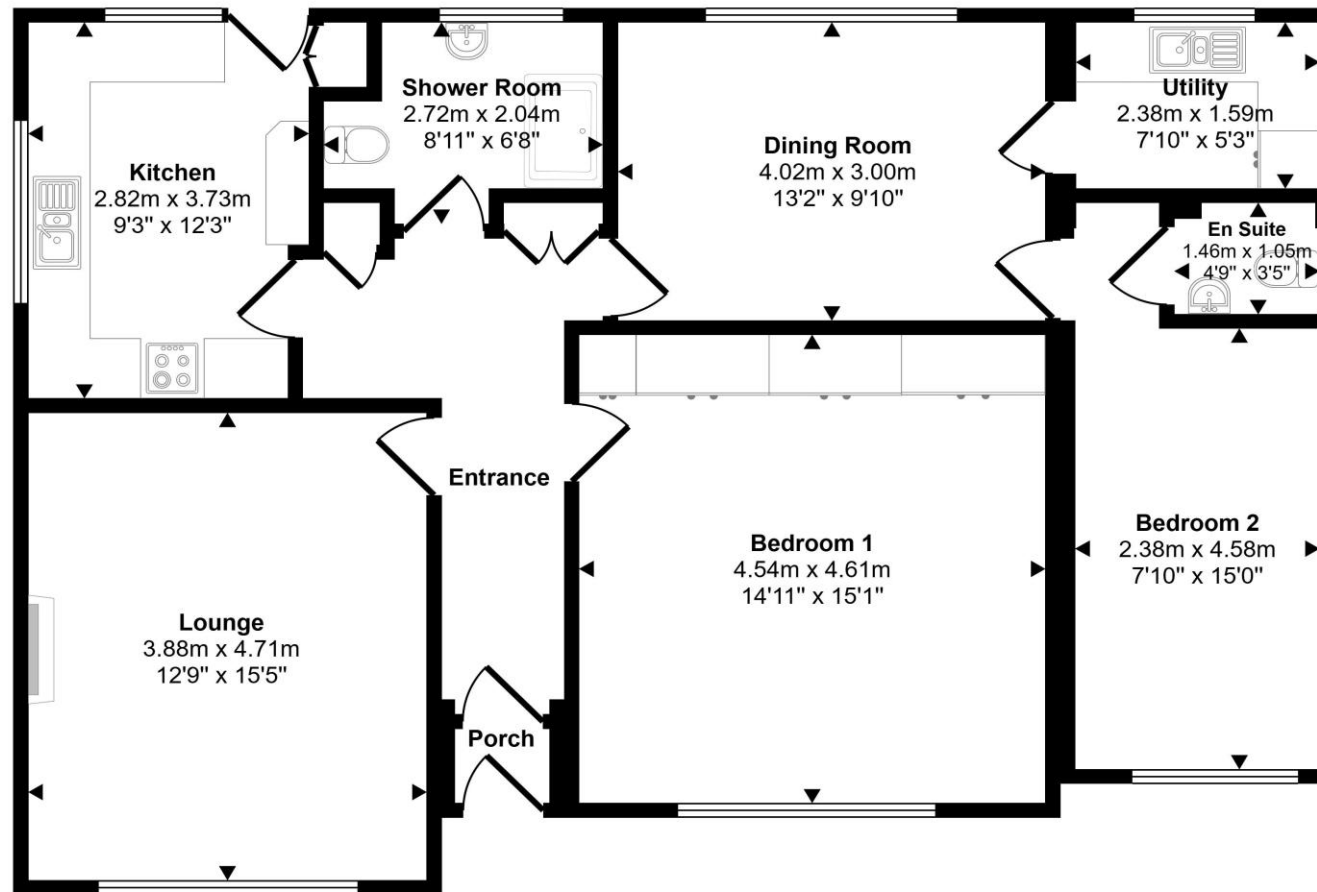
Stepping outside you will find some simply outstanding gardens. The front garden is landscaped across multiple terraces with a variety of inset planting and low maintenance ornate gravel, along with feature palm tree. The driveway creates sought after off road parking along with a single garage which is currently used as a workshop with power and lighting. An enclosed garden is located to the side of the property enjoying a sunny aspect with gated access to both front and rear gardens. The back garden itself creates a real private retreat, planted with a simply stunning variety of flora, this is a real gardener's garden complete with seating area and space for hot tub.

This property is ready to move into and comes with the added benefit of a CCTV and audible alarm system and a modern ideal logic combi boiler.

Internal viewing is recommended to understand the true beauty of the property.



Approx Gross Internal Area
101 sq m / 1083 sq ft



Floorplan

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.

To view this property call Eric Lloyd & Co on **01803 844466**



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: D

AGENTS NOTES: The property is on all mains services. The ofcom website indicated that broadband and mobile phone reception is available at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co – Telephone 01803 844466. Email: churston@ericlloyd.co.uk Web: www.ericlloyd.co.uk

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