



Primley Paddock, Sidmouth, EX10 9LA

Guide Price £775,000

3 2 1



This newly renovated and extended home offers the perfect blend of style, comfort and functionality, thoughtfully designed for today's way of life. From the very first step inside, the property welcomes you with light, space and a feeling of understated luxury.

At its heart lies the spectacular open-plan kitchen, dining and living room – a true showpiece and the perfect backdrop for entertaining or everyday family life. The kitchen combines sleek design with practical features: a generous island with breakfast bar, a comprehensive range of contemporary units, premium integrated appliances including an eye-level double oven, and a Quooker boiling water tap for ultimate convenience. The discreet induction hob and extractor ensure a clutter-free aesthetic, while Velux rain-sensor windows and wide rear glazing flood the space with natural light.

The dining area offers plenty of room for gatherings, while the adjoining lounge provides a relaxing retreat with French doors opening directly onto the sunny garden. Throughout these living spaces, luxury Amtico flooring ties the rooms together beautifully, combining durability with contemporary elegance. This effortless connection between indoors and outdoors creates the ideal setting for summer evenings and weekend entertaining.

The luxurious master suite has been designed as a sanctuary – featuring a walk-in dressing room with bespoke, floor-to-ceiling fitted furniture, and a beautifully appointed en-suite shower room finished with high-quality fittings. Two further double bedrooms offer generous proportions, ideal for a family, guests, or versatile use as a home office. The stylish family bathroom continues the theme of quality, with both a bath and a separate walk-in shower.

Practicality is also at the heart of this home. A spacious utility room provides excellent storage and additional appliance space, with direct access into the large integral garage – perfect for secure parking, storage, or even workshop use. These thoughtful additions make everyday living both easy and efficient.

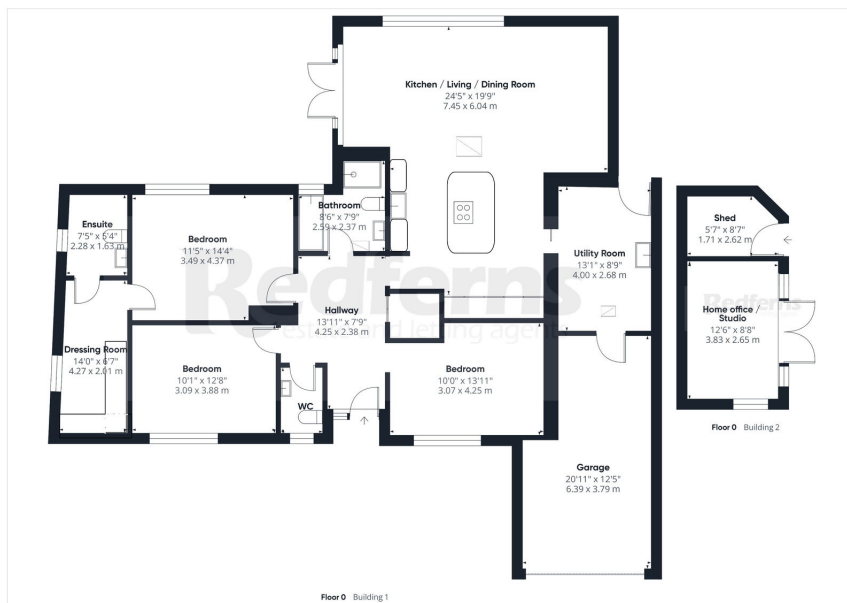
The property is equally impressive outside. To the front, a wide brick-paved driveway provides off-road parking for multiple vehicles, including space for a boat, caravan or trailer, and leads to the garage.

To the rear, the south-west facing garden has been beautifully landscaped to create a private, sun-drenched haven. A spacious patio is perfect for alfresco dining, while the large lawn is framed by mature planting and an elegant Acer tree. A smart garden studio provides endless possibilities – whether as a home office, gym, creative studio or summer house.

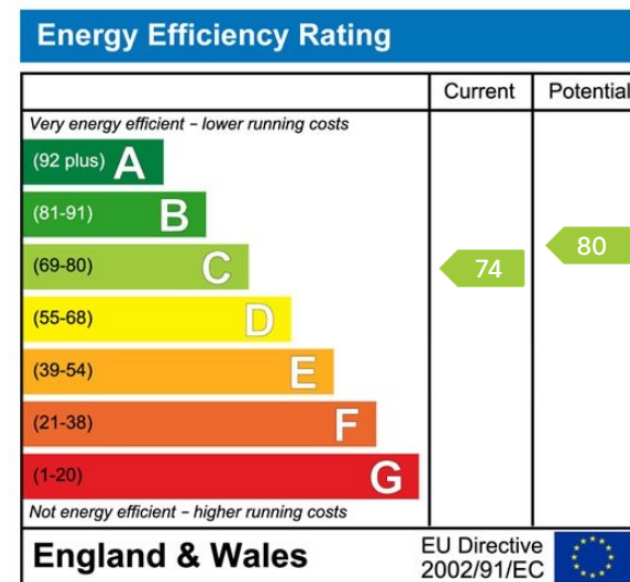
This home offers not only comfort and style but also convenience. Local amenities can be found at Woolbrook, while the town centre and Esplanade are just over a mile away. For those who need to travel further afield, major roads are easily accessible, with swift connections to the M5 and beyond.

In all, a wonderful property which should be viewed to fully appreciate the quality on offer.





- Beautifully appointed
- High-end fixtures and fittings
- Open plan kitchen/dining/ living room
- Utility room
- Three double bedrooms
- Master bedroom with dressing room, ensuite
- Luxury bathroom
- SW facing secluded garden
- Landscaped gardens
- No onward chain



Ottery St. Mary
Exeter
Sidmouth

01404 814 306
01392 984 511
01395 512 544

www.redfernproperty.co.uk | sales@redfernproperty.co.uk

