



Asking Price Of £439,950

Cranford Road,
Paignton, TQ3 1DA

A beautifully presented three bedroom detached bungalow located within the desirable location of Preston, Paignton. The bungalow comprises of a welcoming entrance hallway, a bright and spacious lounge/diner with phenomenal sea views, a modern fitted kitchen, a useful utility room, three double bedrooms one of which is en-suite, a contemporary family bathroom, workshop, sun soaked south facing landscaped rear gardens and off road parking. The bungalow has been finished to a wonderful standard and is ideally located within easy reach of bus links, the Ring Road, Preston promenade of shops, Doctors and pharmacies as well as as much more.



ENTRANCE HALLWAY A composite double glazed front door opens into a welcoming entrance hallway, providing access to the adjoining rooms. The hallway benefits from overhead lighting, a deep built in storage cupboard, and a gas central heating radiator.

LOUNGE/DINER A wonderfully spacious and light filled lounge/diner enjoying phenomenal panoramic sea views across the bay. This impressive living space features an electric fireplace, ample room for furnishings, double aspect uPVC double glazed windows, and sliding patio doors opening onto the sun terrace, where the breathtaking outlook can be fully appreciated. A further uPVC double glazed door provides access to the garden, and two gas central heating radiators.



KITCHEN A beautifully modern kitchen fitted with an extensive range of wall, base, and drawer units, complemented by elegant quartz work surfaces. Features include a 1.5 bowl stainless steel sink and drainer, two electric eye level ovens with grill, an induction hob with extractor hood above, tiled splashback, and space for an American style fridge/freezer. A uPVC double glazed window overlooks the rear garden, and a vertical gas central heating radiator.

UTILITY ROOM A practical utility room offering space and plumbing for a washing machine and tumble dryer, with square edged work surfaces above. A uPVC double glazed door leads to the front of the property, while a further uPVC double glazed door provides access to the workshop.

BEDROOM ONE A generously proportioned principal bedroom positioned to the front of the property, enjoying pleasant woodland views. The room offers ample space for furnishings, built in mirror fronted wardrobes, double aspect uPVC double glazed windows, and a gas central heating radiator.

BEDROOM TWO A second generously sized double bedroom, also situated to the front aspect, featuring built in mirror fronted wardrobes, a uPVC double glazed window, and a gas central heating radiator. A door leads into

EN-SUITE A modern en-suite comprising a low level flush WC, pedestal wash hand basin, and shower enclosure. Finished with complementary tiling, a uPVC obscure double glazed window, and a chrome heated towel rail.

BEDROOM THREE A versatile third double bedroom, ideal for use as a bedroom, home office, or study. The room benefits from built in wardrobes and drawers, a uPVC double glazed window, and a gas central heating radiator.

BATHROOM A beautifully appointed contemporary bathroom featuring a low level flush WC, vanity wash hand basin with storage beneath, panelled bath, and a walk in double shower enclosure. The room is finished with complementary tiling, aqua panelling, and a chrome heated towel rail.



OUTSIDE

REAR GARDEN The south facing rear garden has been beautifully landscaped and offers a variety of attractive outdoor spaces. A patio area accessed from the kitchen leads down to a decking area with picturesque sea views, ideal for alfresco dining and entertaining. Further steps descend to an artificial lawn bordered by mature shrubs and hedges. The garden also benefits from outdoor electrical points and lighting. A separate sun terrace, accessed directly from the lounge/diner provides the perfect spot to relax and take in the stunning coastal outlook.

WORKSHOP A useful workshop fitted with built in shelving and a workbench, also housing the combination boiler, meters, and consumer unit. The workshop features a uPVC double glazed window and uPVC double doors providing direct access to the garden.

PARKING Off road parking is available to the front of the property.

Address 'Cranford Road, Paignton, TQ3 1DA'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '72 | C'

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