



Asking Price Of £269,950

Wyre Close, Paignton,  
TQ4 7RU

A three bedroom semi detached family home located within a quiet cul-de-sac in the highly popular location of Roselands, Paignton. The property comprises of a welcoming entryway, a spacious living room/diner, kitchen, three bedrooms, a family bathroom, large rear gardens and off road parking as well as an additional sizeable front garden. The home is perfectly situated within easy reach of both primary and secondary schools, south Devon college, an array of supermarkets, bus links and more. Making this an ideal family home.



**ENTRANCE** A uPVC double glazed front door opens into a welcoming entranceway, with stairs rising to the first floor and a door leading to the ground floor accommodation. The space is complemented by overhead lighting and a gas central heating radiator.

**LIVING ROOM / DINING ROOM** A wonderfully spacious and light filled living area positioned to the front of the property, enjoying views across the well manicured gardens. The room benefits from TV and internet points, a useful understairs storage cupboard, uPVC double glazed windows and a gas central heating radiator. An archway leads seamlessly through to the dining area, creating an ideal space for family living and entertaining. uPVC double glazed sliding doors open directly onto the garden, allowing plenty of natural light and easy access to the outdoor space.



**KITCHEN** A fitted kitchen featuring a range of wall, base and drawer units with roll edge work surfaces over. The kitchen includes a 1.5 bowl stainless steel sink and drainer unit, along with a Rangemaster gas cooker with extractor hood above. There is space and plumbing for a washing machine and counter level isolation switches for an integrated dishwasher, tumble dryer and fridge freezer. Additional features include a tiled splashback, uPVC double glazed window and a door providing direct access to the rear garden.

**FIRST FLOOR**

**BEDROOM ONE** A spacious master bedroom positioned to the front of the property, offering ample space and a recess ideal for fitted wardrobes. The room benefits from a uPVC double glazed window and a gas central heating radiator.

**BEDROOM TWO** A second generously sized double bedroom overlooking the sunny rear garden. The room includes a built in wardrobe, uPVC double glazed window and a gas central heating radiator.

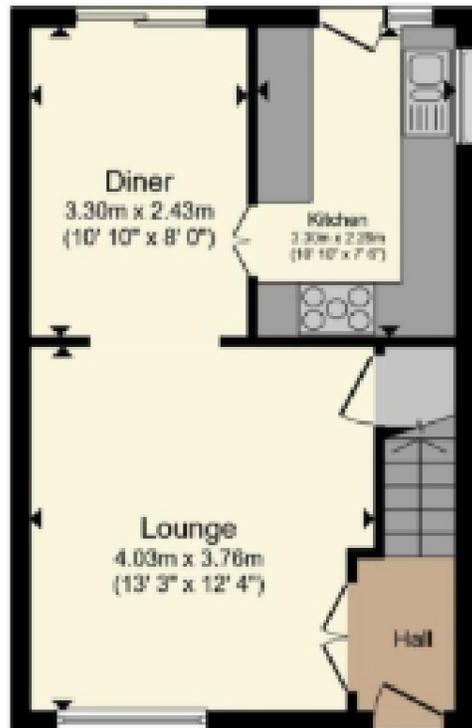
**BEDROOM THREE** A well proportioned single bedroom that could equally serve as a home office, study or hobby room. The room includes a built in storage cupboard, uPVC double glazed window and a gas central heating radiator.

**BATHROOM** A modern bathroom comprising a low level WC, vanity wash hand basin with fitted storage below and a panelled bath with shower attachment and glass shower screen. The room is finished with tiled walls, an extractor fan, uPVC obscure double glazed window and a chrome heated towel rail.

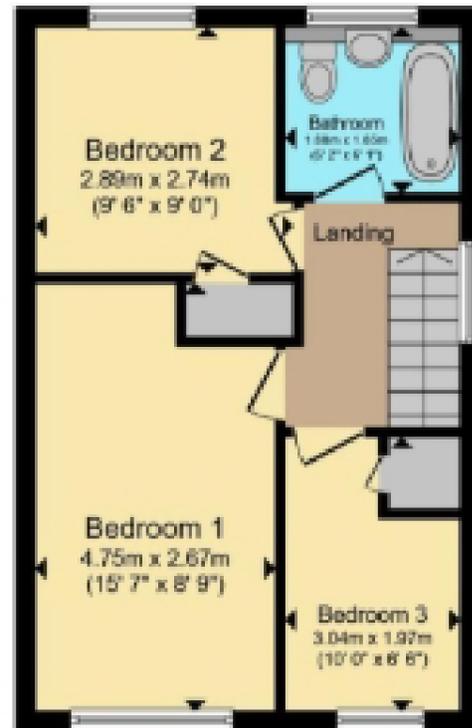
**OUTSIDE**

**GARDEN** To the rear is a wonderfully spacious and largely almost level sunny garden. A patio area accessed directly from the ground floor accommodation provides the perfect setting for alfresco dining and outdoor entertaining, while the remainder of the garden is predominantly laid to lawn. The garden also features a wide variety of mature shrubs, plants and an excellent selection of fruit trees. Additional outdoor features include two timber built sheds and the former garage, which has been converted to provide a useful storage area at the front with a door leading through to a work/hobby studio equipped with overhead lighting and electrical points.

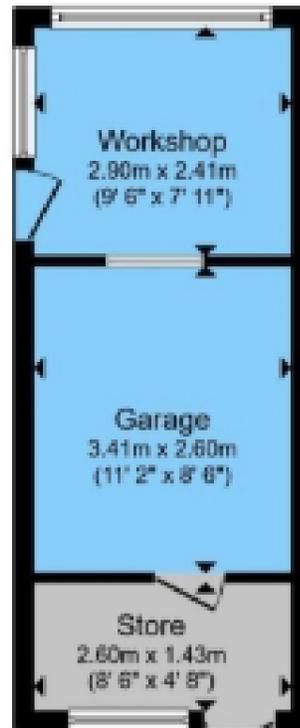
**FRONT** To the front of the property there is off road parking for two vehicles in tandem, along with a generous lawned area beside the driveway that could offer potential for additional parking (subject to the necessary planning permissions). The front garden is also enhanced by a range of mature shrubs and planting.



**Ground Floor**



**First Floor**



**Outbuilding**

Address 'Wyre Close, Paignton, TQ4 7RU'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '70 | C'

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