



11 Vigilance Avenue, Brixham, TQ5 9FL

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## £499,950 Freehold



A modern and beautifully presented **FOUR BEDROOM, THREE BATHROOM, DETACHED FAMILY HOUSE**, constructed in 2017 and situated within the highly sought-after Berry Head Park development on Wall Park Road.

This popular residential location is well placed for local amenities, highly regarded primary and secondary schools, and offers convenient access to Brixham town centre, harbour and waterfront.

The property has been thoughtfully improved and updated by the current owner and now provides stylish, contemporary accommodation arranged over two floors, ideal for modern family living.

On entering the property, you are welcomed by a spacious entrance hall with a useful large understairs storage cupboard and a staircase rising to the first floor. From here, the layout flows naturally into the heart of the home: an impressive open-plan living space designed for both everyday comfort and entertaining. The lounge area is generous in size and enjoys plenty of natural light from an attractive square bay window to the front elevation. This space seamlessly connects to the super kitchen and dining area to the rear, creating a sociable and versatile environment.

The kitchen is a particular feature, fitted with smart two-tone wall and base units complemented by crisp white work surfaces. Integrated appliances include a built-in double oven and grill, electric hob with cooker hood over, and ample storage, providing a sleek yet practical cooking space.

The dining area benefits from French doors that open directly onto the rear patio terrace, allowing indoor and outdoor living to blend effortlessly during warmer months. From the kitchen/dining area, a door leads to a separate utility room, fitted with cupboards and worktops, with space beneath for white goods. A further door provides side access to the garden, adding everyday convenience. From the utility room is a cloakroom/W.C. Also accessed from the dining area is a highly useful studio room, ideal for working from home, creative pursuits or hobbies. This room forms part of the original integral garage, which has been partially partitioned; the remaining garage space remains a good size, suitable for a smaller car and additional storage.

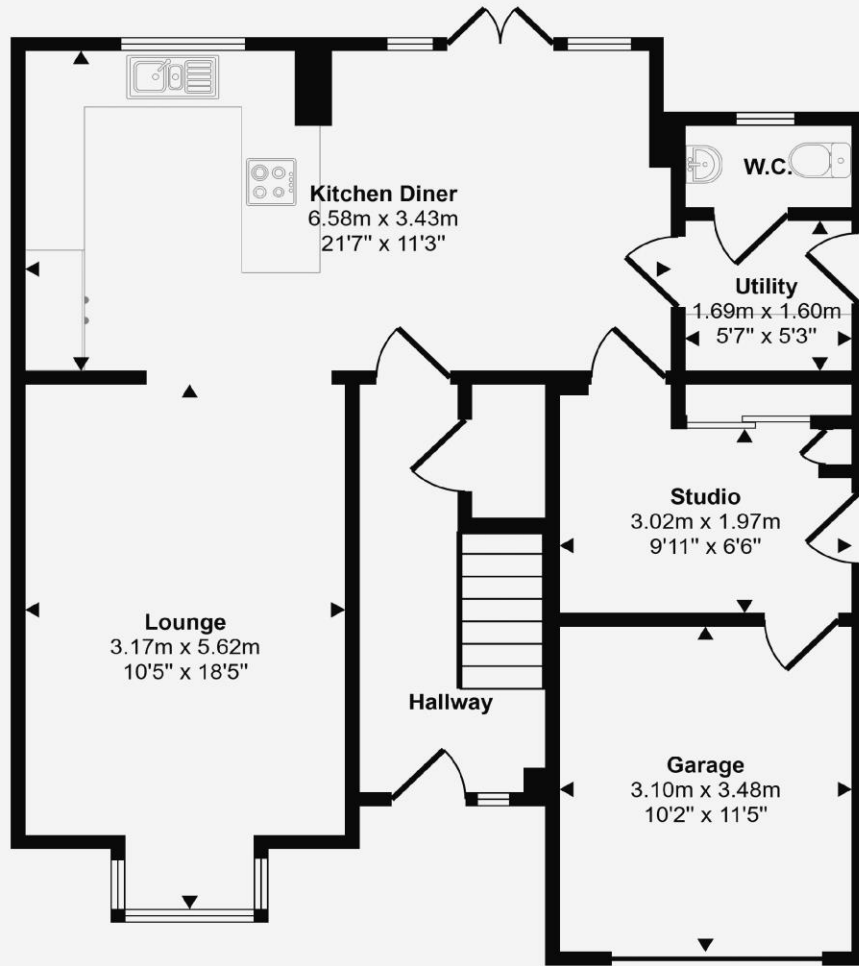
The first floor offers four well-proportioned bedrooms, two of which benefit from en suite shower rooms and built-in wardrobes/storage. The remaining bedrooms are served by a modern family bathroom fitted with a contemporary white suite, ensuring ample facilities for family members and guests alike.

Externally, the property continues to impress. To the front, there is off-road parking for two vehicles along with a neat lawned garden area. A gated side access leads to the enclosed rear garden, which is of a good size and ideal for families and entertaining. A large patio terrace, recently replaced, flanks the house and provides an excellent space for outdoor dining and relaxation. Beyond the lawned area, the garden leads to a lower landscaped seating area where a substantial **GARDEN CABIN** has been erected. Measuring approximately 5 metres x 3 metres and equipped with light and power, this versatile structure offers an excellent additional space for hobbies, art, a home office or leisure use.

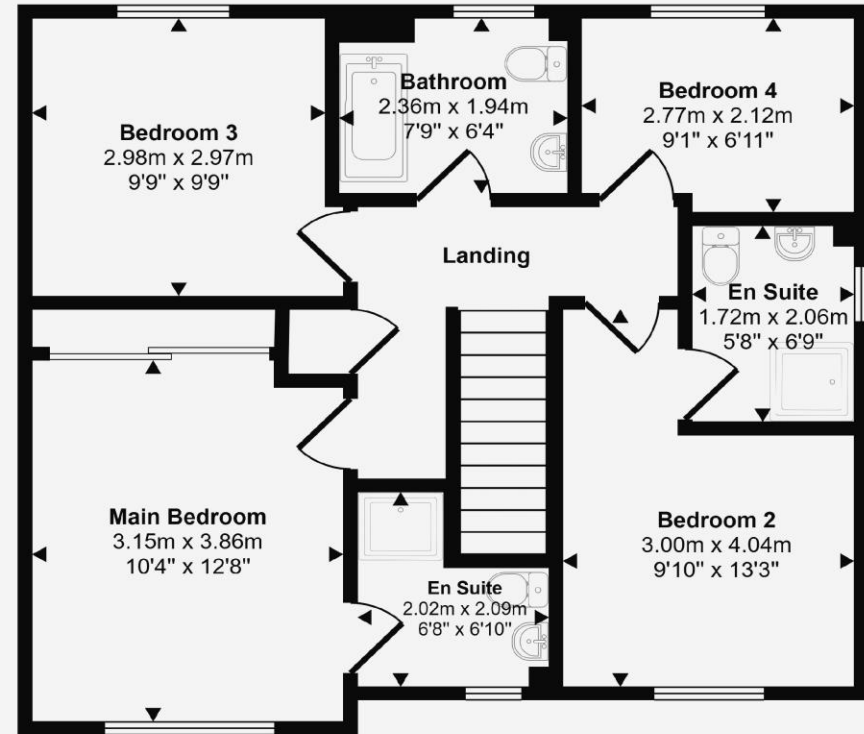
This is a superbly appointed modern home in a desirable location, combining quality, flexibility and lifestyle appeal. Early viewing is strongly advised to fully appreciate all that this property has to offer.



Approx Gross Internal Area  
135 sq m / 1448 sq ft



Ground Floor  
Approx 73 sq m / 784 sq ft



First Floor  
Approx 62 sq m / 664 sq ft

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.



ENERGY PERFORMANCE RATING: B

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: VODAPHONE 81% /THREE 78% /EE 77% /o2 64%

**VIEWINGS ARRANGEMENTS**

Strictly by appointment through Eric Lloyd & Co

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