



Guide Price £575,000 - £600,000

Southfield Avenue,
Preston, Paignton,
TQ3 1LH

A well presented and substantially sized four bedroom detached family home located in the highly sought after location of Preston, Paignton. The home comprises of a welcoming entrance hallway, a spacious kitchen/diner, a large living room, a useful cloakroom, four bedrooms of which two are en-suite, a further family bathroom, a wonderfully sized family room, a practical utility room, south facing gardens, an integral garage and off road parking. The property is perfectly situated within easy reach of schools, local shops, doctors and pharmacies, Oldway mansions, bus links and more.



ENTRANCE HALL A uPVC double glazed front door opens into a bright and welcoming entrance hall. Elegant oak internal doors lead to the principal reception rooms, while a staircase rises to the first floor and descends to the lower ground level. Additional features include an integral access door to the garage, an overhead skylight, a fitted storage cupboard and a gas central heating radiator.

LIVING ROOM This beautifully proportioned living room is flooded with natural light and enjoys delightful views over the sun drenched rear garden. Offering generous space for both relaxation and entertaining, the room flows effortlessly into the kitchen/dining area via glazed doors. Further features include a tv point, an electric fire, uPVC double glazed windows, a door leading to the sun terrace, and a gas central heating radiator.

KITCHEN / DINING ROOM A superb contemporary kitchen/dining space designed with modern living in mind. The room is fitted with an extensive range of wall, base and drawer units complemented by square edged work surfaces. A 1.5 bowl stainless steel sink unit is paired with a full suite of integrated appliances, including an eye level electric oven with grill, microwave, five ring gas hob with extractor hood, dishwasher and fridge freezer. Tiled splashback, a breakfast bar provides seating for two. There is ample space for a 6 seater dining table, alongside two uPVC double glazed obscure windows and a gas central heating radiator.

CLOAKROOM Conveniently located on the entrance level, the cloakroom is fitted with a low level WC and a pedestal wash hand basin. It features partially tiled walls, a uPVC obscure double glazed window and a gas central heating radiator.

FIRST FLOOR

BEDROOM ONE A generously proportioned principal bedroom situated to the rear of the property, offering a nice outlook over the gardens. The room benefits from built in mirrored wardrobes, two uPVC double glazed windows, and a gas central heating radiator, with direct access to the en-suite.

EN-SUITE A contemporary en-suite shower room comprising a low level WC, pedestal wash hand basin, and a walk in double shower. Finished with tiled walls, a chrome heated towel rail, extractor fan, shaver point, and a uPVC obscure double glazed window.

BEDROOM TWO A spacious double bedroom featuring an attractive apex uPVC double glazed window, built in wardrobe, and a gas central heating radiator.

BEDROOM THREE A versatile third bedroom, ideal as a child's room, home office, or hobby space. It includes mirrored built in wardrobes, a uPVC double glazed window, and a gas central heating radiator.

FAMILY BATHROOM A well appointed family bathroom comprising a low level WC, pedestal wash hand basin and a panelled bath. Additional features include partially tiled walls, a shaver point, extractor fan and a chrome heated towel rail.

LOWER GROUND FLOOR

FAMILY / SITTING ROOM An exceptionally spacious and versatile family room with direct access to the rear garden, creating a seamless indoor-outdoor flow. The room offers ample space for a variety of furniture arrangements and includes a television point, uPVC double glazed windows, French doors to the garden, and two gas central heating radiators.

BEDROOM FOUR A substantial double bedroom located on the lower ground floor, featuring built in wardrobes, a uPVC double glazed window, and a gas central heating radiator, with access to a private en-suite.

EN-SUITE A stylish and generously sized en-suite comprising a low level WC, pedestal wash hand basin, and a walk in double shower. Finished with partially tiled walls, a shaver point, extractor fan, and a chrome heated towel rail.

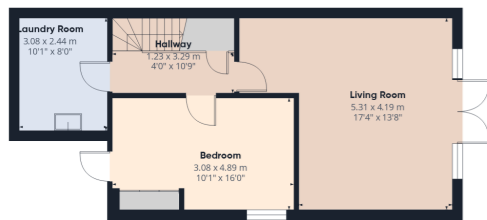
UTILITY ROOM A well equipped utility room offering a range of base units with work surfaces above, a stainless steel sink, and space and plumbing for a washing machine and dryer. A gas central heating radiator.

The lower ground floor offers excellent potential for independent or multi generational living, with its own sitting room, bedroom, en-suite, and utility facilities.

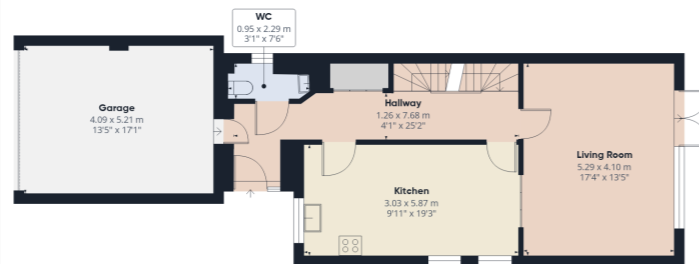
OUTSIDE The rear garden has been thoughtfully landscaped for ease of maintenance, enjoying a sunny aspect. A patio area accessed directly from the family room provides an ideal setting for alfresco dining, with a step leading down to a generous lawn and an additional patio area at the rear.

GARAGE A spacious garage with an electric roller door, power, lighting, and a courtesy door providing internal access to the home.

PARKING The property also benefits from off road parking to the front.



Floor 0



Floor 1

Address 'Southfield Avenue, Preston, Paignton, TQ3 1LH'

Tenure 'Freehold'

Council Tax Band 'F'

EPC Rating '78 | C'

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