



Milton Fields, Brixham, TQ5 0BH

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£469,950 Freehold



Situated within a quiet cul-de-sac in the highly sought-after Higher Brixham area, this exceptional three-bedroom detached family home enjoys an enviable position with open views from both the front and rear, while benefiting from a surprisingly private and beautifully landscaped garden. Ideally placed for easy access to Brixham's bustling town centre and picturesque waterfront, the property is also conveniently located for the nearby sailing villages of Kingswear and the historic Port of Dartmouth, making it an excellent choice for families, professionals or those seeking a lifestyle by the coast. The property immediately impresses with its attractive frontage, featuring a generous brick-paved driveway providing ample off-road parking, a full-height garage and an eye-catching glass and stainless steel balustrade. A landscaped front garden and gated side access complete the welcoming exterior.

Inside, a spacious entrance hallway leads to a convenient cloakroom/W.C. and the principal reception rooms. The superb dual-aspect lounge is a real highlight, centred around an exposed stone chimney breast incorporating a remote-controlled gas log burner, installed in 2023, creating a striking focal point and a warm, inviting atmosphere.

The contemporary kitchen has been thoughtfully designed with an extensive range of quality fitted units, wide pan drawers and full-height storage cupboards, complemented by stylish worktops and matching upstands. Integrated appliances include a full-height fridge, full-height freezer, dishwasher and Bosch double oven/grill, and matching induction hob while an undermounted sink completes the sleek finish. Opening naturally into the dining area, there is ample space for family meals and entertaining, with a window and stable door providing direct access to the rear garden.

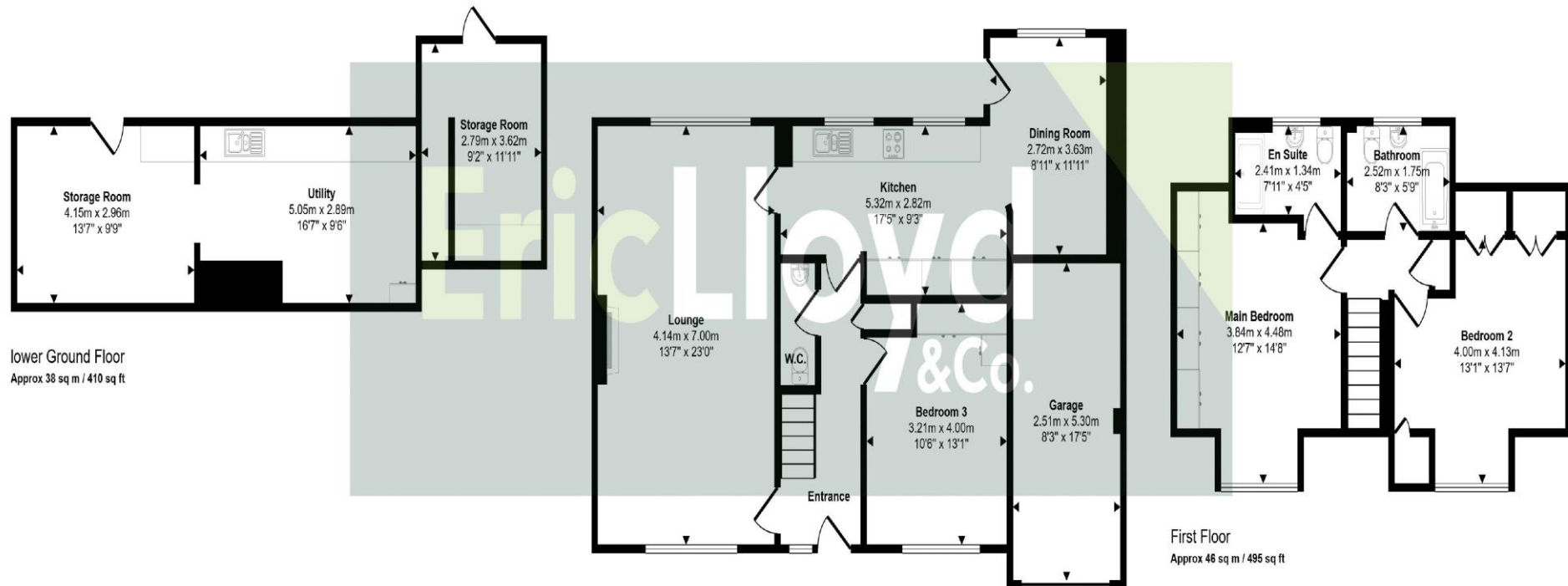
Also on the ground floor is a generously proportioned double bedroom, complete with quality Sharps fitted wardrobes, offering flexibility as guest accommodation, a home office or additional reception space if required.

The first floor offers two further spacious double bedrooms, both benefiting from Sharps fitted wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room with a double shower enclosure and electric shower. A well-appointed family bathroom comprises a white suite with bath, electric shower over, pedestal wash basin and close-coupled W.C.

Outside, the enclosed rear garden provides a wonderful degree of privacy and has been designed for ease of maintenance and enjoyment. A composite decked seating area overlooks the level lawn, which is bordered by well-stocked flower beds, mature planting and a variety of fruit trees. A greenhouse further enhances this attractive outdoor space.

An outstanding additional feature is the extensive under-house rooms, including a fully fitted utility room with cupboards, worktops and plumbing for a washing machine. This area also houses the Halo smart-controlled combination boiler, installed in 2023, while further under-house storage offers excellent practical storage space. The property also benefits from smart-controlled external lighting to both the front and rear, together with pre-installed wiring and trunking for a future EV charging point, adding further appeal to this superbly presented and comprehensively equipped family home. Internal viewing is highly recommended.

Approx Gross Internal Area
176 sq m / 1890 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: D

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: EE 82% / VODAPHONE 82% / O2 74% / THREE 71%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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