



Steed Close, Hookhills, Paignton, TQ4 7SN

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£469,950 Freehold



Situated in the highly desirable Hookhills area of Paignton, this impressive and substantially **EXTENDED FOUR/FIVE BEDROOM DETACHED FAMILY HOME** offers beautifully presented and highly flexible accommodation arranged over two floors.

The property has been thoughtfully enhanced by the current owners and combines generous living space with a particularly attractive rear extension, quality finishes and a superb enclosed southerly facing garden.

On entering, the welcoming hallway features modern flooring, attractive oak-finished doors and access to a useful ground-floor study or fifth bedroom, together with a cloakroom/W.C. and staircase rising to the first floor.

The flexible layout is ideal for modern family life, providing the option of a home office, guest bedroom or additional reception space. The fully fitted kitchen is equipped with an excellent range of wall and base cupboards, complementary work surfaces, display cabinetry and a range of integral appliances, including a fridge/freezer and dishwasher. There is space and plumbing for a washing machine, together with a built-in electric double oven/grill, induction hob and cooker hood. A door provides access to outside, while double doors open into the dining room.

The dining room enjoys a pleasant open outlook to the rear and flows naturally through a square opening into the lounge. The lounge features a striking stone fireplace, while a glazed divider and staircase provide an attractive connection to the superb rear extension. This stylish garden/reception room benefits from a semi-vaulted ceiling and wide bi-folding doors, which open directly onto the extensive patio terrace and garden, creating an excellent space for entertaining, relaxing and enjoying the garden throughout the year.

The first floor provides a generous landing with linen cupboard and loft access, with a pull-down ladder leading to the part boarded roof space where the boiler is located. There are four well-proportioned bedrooms, two benefiting from built-in wardrobes.

The principal bedroom has the added benefit of an en-suite shower room/W.C., while two of the rear-facing bedrooms enjoy pleasant outlooks. A modern family bathroom/W.C. with under floor heating completes the first-floor accommodation.

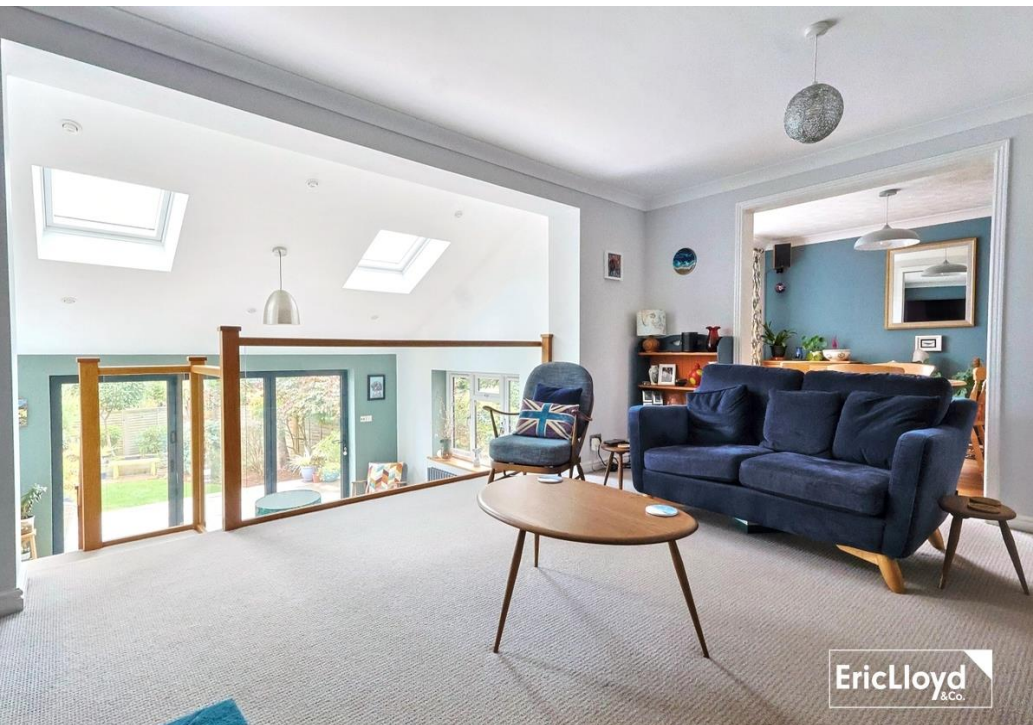
The front garden has been attractively landscaped for ease of maintenance, with inset shrubs, an outside water tap and double electrical point. A private driveway to the side provides ample parking and access to the good-sized garage which has a roller door light and power.

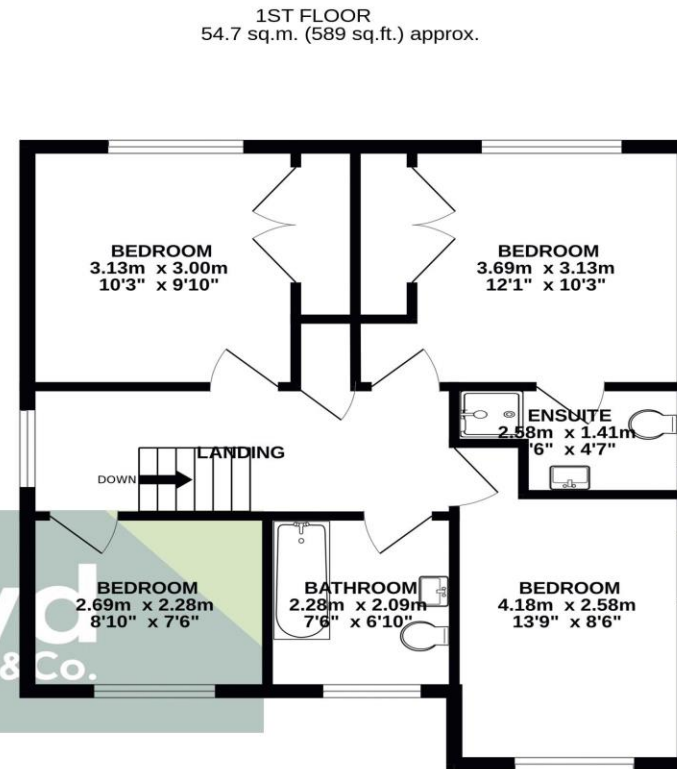
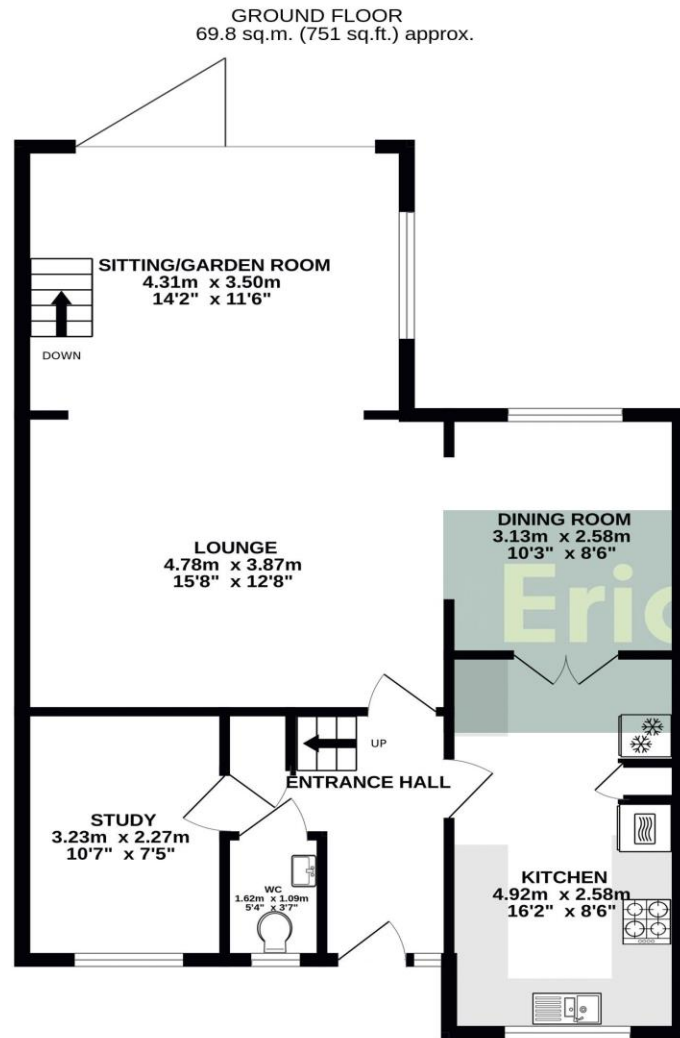
The beautifully maintained rear garden is a particular feature of the property. A large paved terrace wraps around the rear of the house, providing extensive seating and al fresco dining areas. Deep planted borders extend to the side, featuring colourful Acer trees and an established variety of shrubs.

Steps lead down from the terrace to a level lawn, again bordered by well-stocked flowerbeds. The garden is fully enclosed, enjoys a sunny southerly aspect and provides an excellent outdoor environment for families and entertaining.

Hookhills is a highly regarded and sought-after residential area of Paignton, well positioned for a range of everyday amenities and family requirements. The property is within walking distance of the well-regarded White Rock Primary School, while nearby local shopping facilities provide convenient access to everyday services, including doctors' and dental surgeries. The surrounding area also offers pleasant residential surroundings and convenient access to the wider amenities of Paignton and the South Devon coastline.

With its generous accommodation, versatile layout, superb garden/reception room extension and beautifully maintained gardens, this outstanding family home is ideally suited to those seeking space, flexibility and a desirable location. Internal viewing is highly recommended to fully appreciate the accommodation, presentation and exceptional outdoor space on offer.





TOTAL FLOOR AREA : 124.5 sq.m. (1341 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 84% / THREE 81% / VODAPHONE 75% / O2 70%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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