



Asking Price Of £525,000

Park Avenue,
Brixham, TQ5 0DT

A beautifully presented and deceptively spacious four bedroom family home, positioned on a highly desirable and sought-after road in Brixham. This impressive property offers well-balanced accommodation arranged over three floors, combining bright, airy interiors with excellent versatility. Boasting a large and private rear garden, generous driveway parking and a garage, this home is perfectly suited to modern family living in a prime location.



GROUND FLOOR

FRONT PORCH A welcoming entrance featuring tiled flooring, a large UPVC double glazed window unit and composite door, creating a practical space for coats and shoes.

ENTRANCE HALLWAY A notably open and spacious hallway finished with wood effect laminate flooring, setting the tone for the rest of the property and providing access to the principal ground floor rooms.

LOUNGE A bright and generously proportioned living space with a gas fire, laminate flooring and a large UPVC double glazed bay window. The dual aspect design enhances the natural light, while UPVC double glazed double doors open directly onto the rear garden. Two large vertical radiators complete this comfortable and inviting room.

KITCHEN A well-appointed and spacious kitchen offering an induction hob, double electric oven and grill, extractor fan and stainless steel sink with tap. There is ample space for a dishwasher and a large American style fridge freezer, and the room also houses the combination boiler. A large UPVC double glazed window provides an attractive outlook over the rear garden.

UTILITY ROOM / DOWNSTAIRS WC A highly practical space with tiled flooring, radiator and UPVC double glazed frosted window. Comprising WC, with space for a washing machine, dishwasher and tumble dryer. A UPVC double glazed door provides direct access to the rear garden.

FIRST FLOOR

LANDING A bright and spacious landing with access to all first floor rooms, benefiting from large storage spaces and an airing cupboard.

BEDROOM TWO A substantial double bedroom with dual aspect UPVC double glazed bay windows, allowing for plenty of natural light and offering pleasant views over Brixham. The room also benefits from built-in wardrobes and a large radiator.

BEDROOM THREE A well-proportioned double bedroom with dual aspect UPVC double glazed windows, radiator and a bright, airy feel.

BEDROOM FOUR A comfortable single bedroom with radiator and UPVC double glazed window overlooking the rear garden.

BATHROOM A stylish and generously sized family bathroom, fully tiled and fitted with a large bath and overhead shower, WC, vanity wash basin, heated towel rail and UPVC double glazed frosted window.

SECOND FLOOR

BEDROOM ONE An impressive top floor principal suite, offering a spacious double bedroom with built-in eaves storage, spotlights and radiator. Flooded with natural light, the room features large UPVC double glazed French doors opening onto a generous south-west facing balcony, enjoying far-reaching countryside-style views. The suite is further enhanced by a dedicated dressing room with additional storage and space.

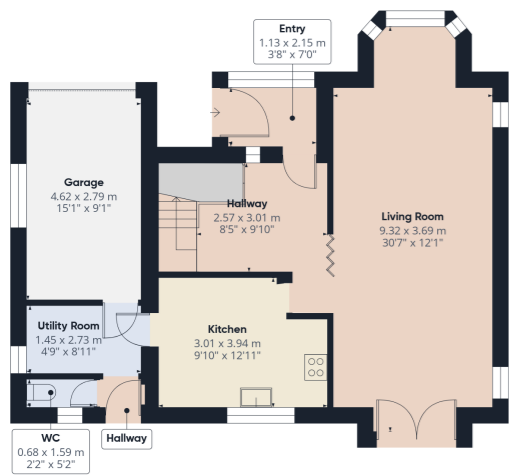
ENSUITE A well-designed and spacious ensuite comprising WC, vanity wash basin, enclosed cupboard storage, heated towel rail, large walk-in shower and Jacuzzi bath. Finished with mostly tiled walls, spotlights and a UPVC double glazed frosted window.

OUTSIDE

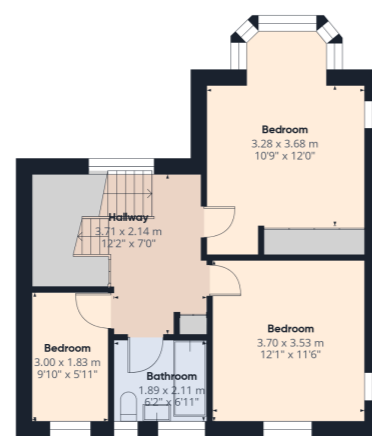
REAR GARDEN A standout feature of the property, the large, level and private rear garden is mostly laid to lawn and complemented by a generous decked area. Additional features include a pagoda seating area, pond and storage shed, creating an ideal environment for both relaxation and entertaining.

FRONT / PARKING A large block paved driveway provides off-road parking for up to four vehicles.

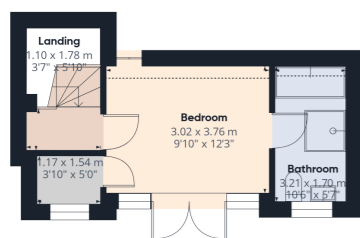
GARAGE A single garage with electric points and integral access, offering further storage or secure parking.



Floor 0



Floor 1



Address 'Park Avenue, Brixham, TQ5 0DT'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating 'TBC'

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