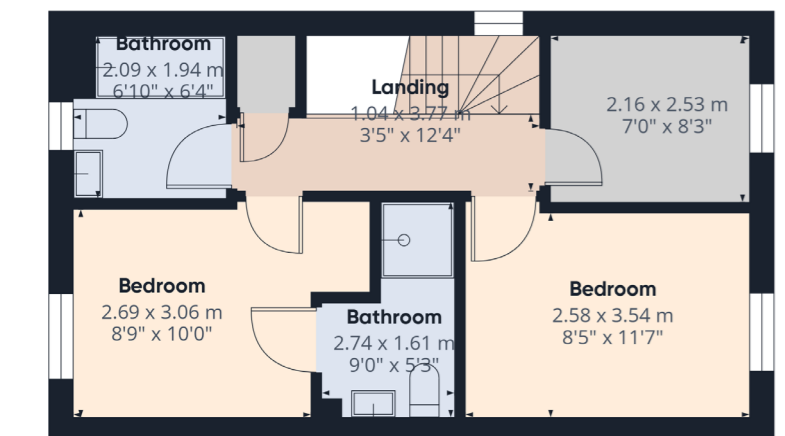
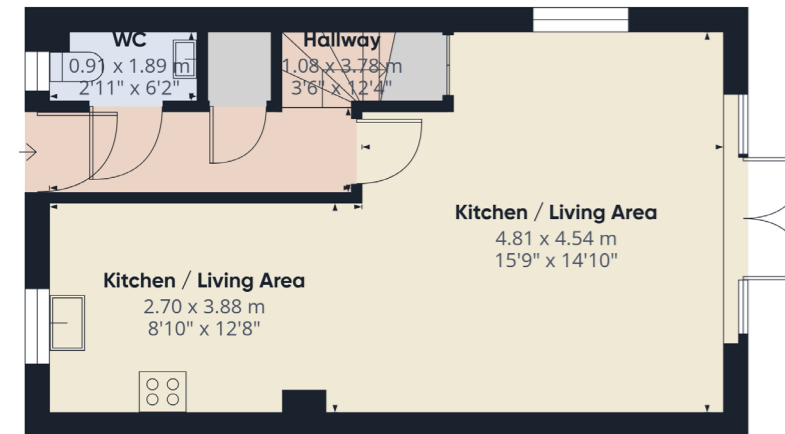




Asking Price Of £280,000

Castle Park Drive,  
Paignton, TQ4 7GN

A well-presented three-bedroom semi-detached home situated in a popular residential location, within easy reach of a range of local amenities. This newly built property offers modern and well-balanced accommodation, ideal for family living. The home benefits from open-plan living to the ground floor, a generous south-west facing rear garden, and a brick paved driveway providing parking for two vehicles.



## GROUND FLOOR

**KITCHEN / LOUNGE / DINER** A spacious and well-designed open-plan living area forming the central hub of the home. The kitchen is fitted with a modern range of units and work surfaces, incorporating an integrated fridge freezer, gas hob with extraction fan, electric oven, and space for a washing machine and dryer. The combination boiler is also housed within this space.

There is ample room for a dining table suitable for four or more people, while the lounge area offers generous space for multiple sofa suites. The room benefits from dual aspect UPVC double glazed window units, allowing for plenty of natural light, and includes TV aerial and Ethernet plug sockets. Radiators provide heating throughout.

Large UPVC double glazed French doors lead directly onto the rear garden, enhancing the bright feel of the space and creating an ideal indoor-outdoor flow.

## FIRST FLOOR

**LANDING / HALLWAY** A spacious and open landing with UPVC double glazed window unit, radiator, and airing cupboard providing useful storage.

**BEDROOM ONE** A spacious double bedroom with radiator, UPVC double glazed window unit, TV and aerial plug sockets, and space for wardrobe units.

**ENSUITE** Comprising WC, vanity wash basin, radiator, extraction unit and a large walk-in shower with tiled walls within the shower area.

**BEDROOM TWO** A spacious double bedroom with carpet flooring, UPVC double glazed window unit and multiple socket points.

**BEDROOM THREE** A single bedroom with radiator and UPVC double glazed window unit.

**BATHROOM** Fitted with a bath, WC and vanity wash basin. Additional features include a radiator, extraction unit and UPVC double glazed frosted window unit.

## OUTSIDE

**REAR GARDEN** A generous south-west facing rear garden enjoying a particularly sunny aspect. Accessed via UPVC double glazed French doors onto a large patio space, leading onto a good sized turfed garden. The garden also benefits from a lower tier stone area, planting beds and space for outside sheds, creating a practical and well-balanced outdoor space.

**PARKING** A brick paved driveway to the front of the property provides off-road parking for two vehicles.

Address 'Castle Park Drive, Paignton, TQ4 7GN'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '83 | B'

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