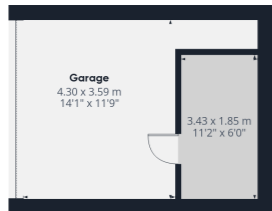




Guide Price £525,000 - £550,000

Broadsands Park  
Road, Broadsands,  
Paignton, TQ4 6JG

A beautifully presented three bedrooms Luxurious kitchen detached bungalow located in the highly desirable location of Broadsands, Paignton. The property comprises of a wide and welcoming entrance hallway, a spacious living room, a modern kitchen/diner, three bedrooms, a contemporary family bathroom, beautifully landscaped front and rear gardens and a double garage with workshop. The property is ideally situated within easy reach of Broadsands beach, bus links, shops, doctors and pharmacies, schools and more.



**ENTRANCE HALL** A composite double glazed entrance door opens into a spacious and welcoming reception hallway, providing access to the principal accommodation. The hallway benefits from a useful utility cupboard with plumbing and space for both a washing machine and tumble dryer, together with a practical recessed area ideal for coats and shoe storage. Finished with overhead lighting and a gas central heating radiator.

**KITCHEN/DINING ROOM** A stunning, recently refitted contemporary kitchen/dining room, beautifully appointed with an extensive range of high quality wall, base and drawer units complemented by luxurious quartz work surfaces. The kitchen features an inset sink with engraved drainer, integrated double ovens incorporating a grill and microwave, a warming drawer, integrated fridge freezer, additional integrated fridge and dishwasher.

A central breakfast island provides additional storage, incorporates the induction hob and offers comfortable seating for two. There is ample space for a family dining table, making this an ideal room for both everyday living and entertaining. A uPVC double glazed window overlooks the rear garden, while French doors open seamlessly onto the patio, creating an effortless indoor-outdoor lifestyle. Further benefits include a fitted storage cupboard and gas central heating radiator.

**LIVING ROOM** A beautifully bright and generously proportioned living room enjoying views over the immaculately maintained front garden through dual aspect uPVC double glazed windows. The room is centred around an attractive feature electric fireplace and benefits from TV and broadband points together with a gas central heating radiator.

**BEDROOM ONE** A spacious principal bedroom positioned to the front of the property, offering an excellent range of fitted wardrobes, a uPVC double glazed window and a gas central heating radiator.

**BEDROOM TWO** A superbly sized double bedroom overlooking the landscaped rear garden, featuring fitted wardrobes, a Velux window and uPVC double glazed French doors providing direct access to the garden. Finished with a gas central heating radiator.

**BEDROOM THREE** A well proportioned third single bedroom, ideal as a guest space, home office or study. Featuring a uPVC double glazed window and gas central heating radiator.

**FAMILY BATHROOM** A beautifully presented contemporary family bathroom comprising a low level WC, vanity wash hand basin with storage beneath, panelled bath and separate walk in shower enclosure. Complemented by attractive tiling, an obscure uPVC double glazed window and a stylish black heated towel rail.

**OUTSIDE** The beautifully landscaped east facing rear garden has been thoughtfully designed to maximise enjoyment of the sunshine throughout the day while providing a variety of attractive seating and entertaining areas.

Directly accessed from both the kitchen/dining room and Bedroom Two, the spacious patio offers the perfect setting for alfresco dining. Steps rise to a further entertaining terrace complete with a pergola, ideal for relaxing. Beyond lies an attractive pebbled garden with greenhouse, together with a decked area and practical potting shed.

The gardens have been landscaped into distinct areas, enhanced by mature shrubs, trees and established planting, providing colour throughout the seasons.

**PARKING** To the front of the property is a generous driveway providing off road parking for multiple vehicles leading to the double garage.

**DOUBLE GARAGE** Accessed via an electric roller door the double garage has been thoughtfully divided by the current owners to create a useful workshop area whilst retaining excellent storage. The garage benefits from power, lighting and a water supply, making it ideal for a variety of uses.

Address 'Broadsands Park Road, Broadsands, Paignton, TQ4 6JG'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '65 | D'

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