



Shire Close, Hookhills, Paignton, TQ4 7SW

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£475,000 Freehold

“A well-presented spacious property situated on a highly sought after area of Hookhills.”



A superb **FOUR BEDROOM FAMILY HOME**, beautifully enhanced by its current owners and offering a wealth of attractive extras, situated within the popular and sought-after Hookhills area of Paignton.

The property is ideally placed for a range of everyday amenities, well-regarded primary and grammar schools, and the shops and services at nearby Cherry Brook Square, which include doctors' and dental surgeries.

The property has excellent kerb appeal, with a smart brick-paved frontage and landscaped front garden featuring raised timber sleeper flowerbeds, planted with ornamental grasses and established shrubs. The welcoming entrance hall has engineered oak flooring, a useful cloakroom/W.C and staircase to the first floor, with doors leading into both the generous lounge and kitchen/dining room.

The impressive dual-aspect lounge features a gorgeous recessed fireplace with a fitted log burner, creating a particularly inviting focal point. Oak-framed bi-fold doors open into a stunning rear sun room, which enjoys a vaulted, part-glazed ceiling and attractive views across the garden. Further bi-fold doors open directly onto the substantial patio, creating an excellent flow between the indoor and outdoor entertaining spaces.

The kitchen/dining room continues the engineered oak flooring and features a large front-facing window to the dining area. The kitchen is fitted with a good range of cream-faced wall and base cupboards, wood-effect worktops and a breakfast bar, together with an integral fridge/freezer and bin store. Built in appliances include an electric oven and grill, four-ring gas hob and cooker hood, while a rear window and door provide views and direct access to the garden.

Upstairs, the landing provides loft access and an airing cupboard housing the hot water cylinder. There are four bedrooms, all benefiting from built-in wardrobes, with the principal bedroom enjoying a modern en-suite shower room. A family bathroom serves the remaining bedrooms.

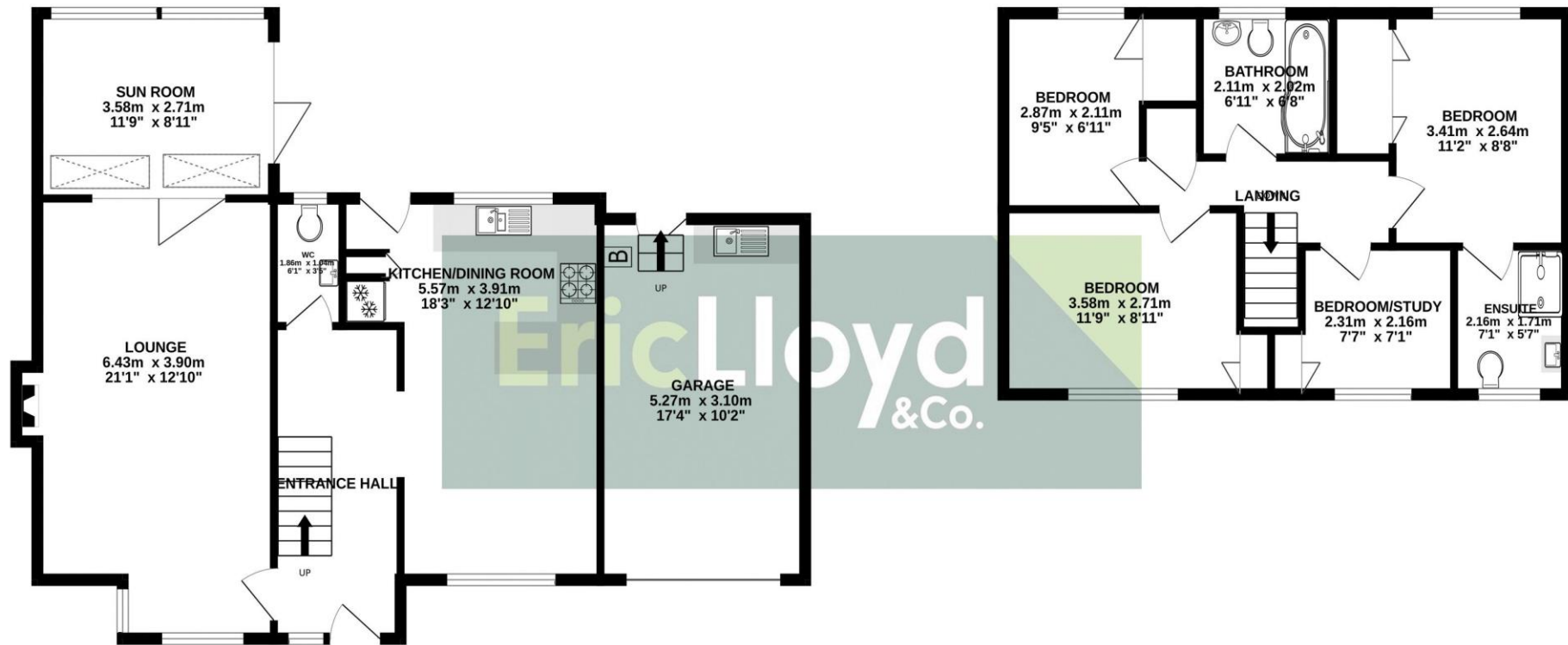
The enclosed rear garden is another particular highlight, having been thoughtfully landscaped to provide a large patio seating area, raised lawn and planted borders. The patio gives access to a hot tub and the rear of the integral garage, which incorporates a useful utility area there is also a bin store to the side. A particular feature is the striking large **aluminium garden pergola** with adjustable roof slats and pull-down blinds provides an exceptional outdoor entertaining and relaxation space.

Further benefits include solar panels to the front roof, gas-fired central heating and double glazing throughout, making this an outstanding family home combining generous accommodation, stylish improvements and superb outdoor space in a highly desirable location. Internal viewwng is highly reccomended.



GROUND FLOOR
77.4 sq.m. (833 sq.ft.) approx.

1ST FLOOR
47.5 sq.m. (512 sq.ft.) approx.



TOTAL FLOOR AREA : 124.9 sq.m. (1345 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: B

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Mobile performance is as follows EE 82% / THREE 81% / VODAPHONE 72% / O2 65%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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