



Ashburn Walk, Paignton, TQ4 7LX

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£345,000 Freehold

A well-presented spacious property situated on the quiet cul-de-sac of Ashburn Walk, offering a spectacular, spacious and sunny back garden.



Tucked away in a quiet cul-de-sac, Ashburn Walk offers a rare opportunity to purchase a generously proportioned four-bedroom semi-detached house in a convenient residential setting. With well-regarded schools nearby, shops and doctors within walking distance, and excellent transport links – including a bus route along Gibson Road – this home combines space, comfort, and practicality in equal measure. Supermarkets and other amenities are also just a short drive away.

The accommodation begins with an entrance vestibule, leading into a welcoming and versatile layout. The open-plan lounge and dining room is a superb central living space, featuring a stone-effect fireplace with electric fire and a central staircase that creates a natural flow through the home. From here, sliding doors open to a spacious conservatory with heating, offering a private and sunny aspect with delightful views over the rear garden – an ideal all-year-round living space.

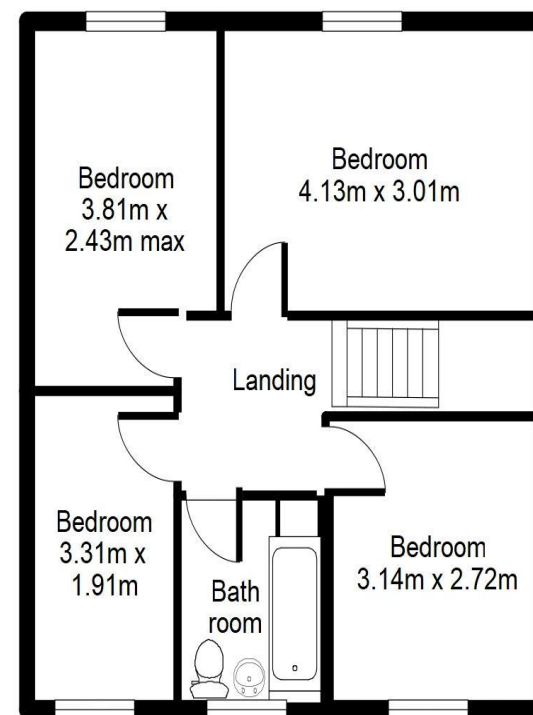
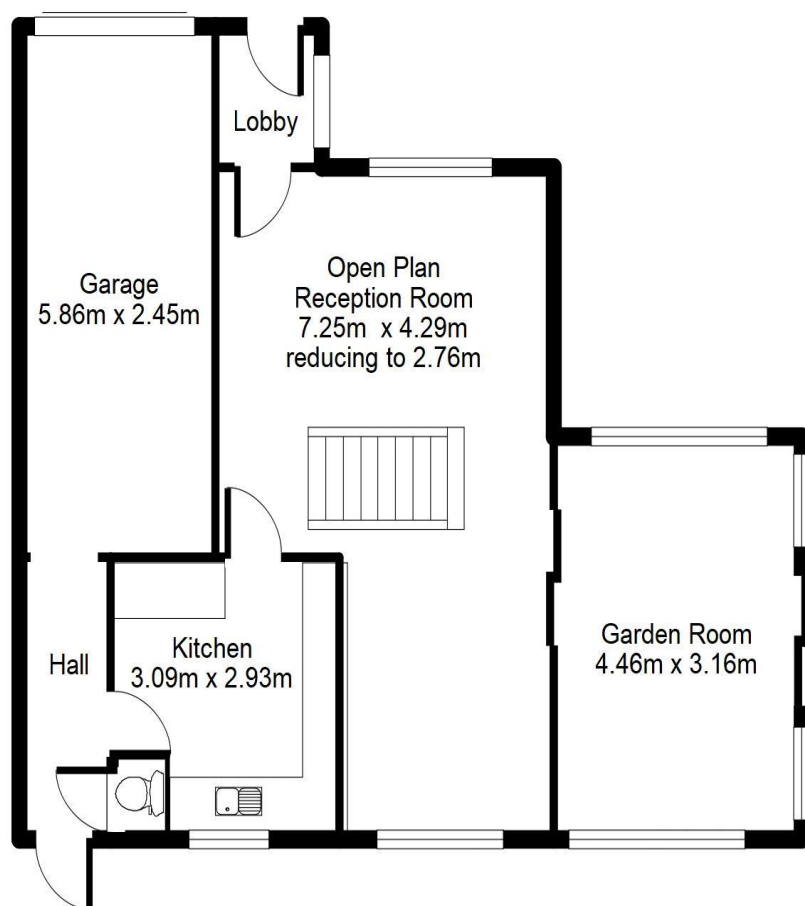
The kitchen has been recently fitted with modern white units, stylish marble-effect worktops, and a white composite sink. A Glow Worm combi boiler has also been installed, ensuring efficient heating and hot water. Completing the ground floor is a useful downstairs W.C. and an integrated garage that offers potential for storage, parking, or conversion (subject to consents).

Upstairs, the property provides excellent accommodation with four bedrooms – three comfortable doubles and a fourth single, which could equally serve as a home office or nursery. The family bathroom is well appointed with a shower over the bath, W.C., pedestal basin, and an airing cupboard.

Externally, this property truly excels. The rear garden is simply stunning: south-east facing, deceptively spacious, and beautifully landscaped. Designed with both relaxation and entertaining in mind, it features a central lawn, a large patio area, a dedicated BBQ patio, and mature hedging to ensure privacy. A greenhouse, useful garden shed, and pond add further character and practicality, while gated access provides easy movement between front and back.

The front of the property is low maintenance, with a neat garden and driveway parking, ensuring convenience for residents and visitors alike.





To view this property call Eric Lloyd & Co on **01803 844466**



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: C

AGENTS NOTES: The property is on all mains services. The Ofcom website indicates that broadband and mobile phone reception is available at this address

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co – Telephone 01803 844466. Email: churston@ericlloyd.co.uk Web: www.ericlloyd.co.uk

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