



Asking Price Of £349,950

Duchy Drive, Preston,  
Paignton, TQ3 1EU

A deceptively large four bedroom semi-detached Dorma bungalow, in the highly favoured area of higher Preston with close ring road access and local shopping parade. The house is maintained to a high standard throughout. There is a double bedroom to the ground floor with family bathroom and three bedrooms to the first floor. Outside are level nicely enclosed gardens and long drive to garage. No onward chain.



Composite front door into:-

ENTRANCE PORCH PVCu double glazed obscure door and side panel leading into:-

ENTRANCE HALLWAY PVCu double glazed obscure window to side, stairs to first floor, central heating radiator, cupboard housing central heating radiator and gas boiler.

LOUNGE PVCu double glazed window to front, space for log burner and central heating radiator.

#### KITCHEN/DINING ROOM

KITCHEN AREA: Range of modern fitted wall and base kitchen units, integrated double oven, four ring gas hob with stainless steel extractor hood over, dishwasher, space for fridge/freezer, space and plumbing for washing machine, one and a half bowl stainless steel sink unit inset to work surface, central heating radiator.

DINING AREA: PVCu double glazed windows and doors leading out to the rear garden, central heating radiator, space for dining table and chairs.

BEDROOM 4 uPVC double glazed window to rear overlooking the rear garden, central heating radiator, power points.

FAMILY BATHROOM/WC Two PVCu double glazed obscure windows, bath with glass screen and electric shower over, central heating radiator, tiled walls, LED mirror, pedestal wash hand basin, close coupled W.C, chrome central heating towel radiator.

FIRST FLOOR LANDING uPVC double glazed window to side with lovely sea views, central heating radiator, access to loft. Doors to:-

BEDROOM 1 PVCu double glazed window to front with distant sea peeps and rural views, central heating radiator, power points, space for large fitted wardrobes. Door into:-

ENSUITE SHOWER ROOM/WC Single shower enclosure with electric shower over, extractor fan to ceiling, small wash hand basin with vanity unit cupboard, close coupled W.C, chrome central heating towel radiator.

BEDROOM 2 PVCu double glazed window to rear, central heating radiator, power points.

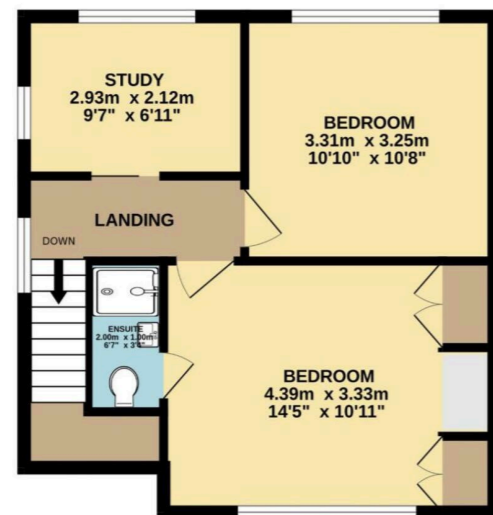
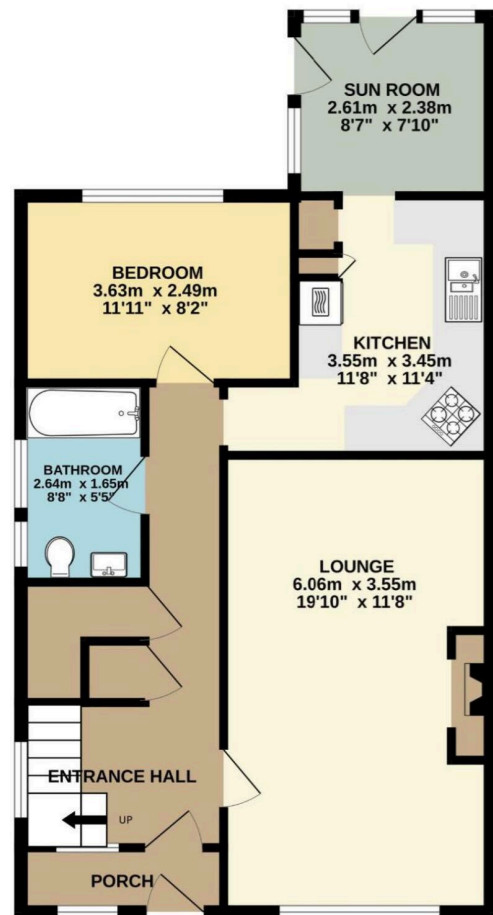
BEDROOM 3/STUDY Dual aspect with two PVCu double glazed windows to side and rear, central heating radiator and eaves storage.

OUTSIDE A driveway with off road for ¾ cars onto garage. The remainder of the front is laid to lawn and there are a couple of steps up with steel balustrading leading to the front door.

#### REAR GARDEN

The rear garden is nicely enclosed by walls and fencing and features a good degree of privacy. There is a concreted area with space for garden furniture. The remainder of the garden is laid to lawn. The garden features a sunny aspect throughout the day. uPVC double glazed door leading onto:-

GARAGE Power and light, manual up and over door.



Address 'Duchy Drive, Preston, Paignton, TQ3 1EU'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '63 | D'

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