



Offers in the Region of £445,000

Waddeton Drive,
Paignton, TQ4 7GY

A substantially sized four bedroom detached family home located within a quiet cul-de-sac on the popular development of Whiterock, Paignton. The home offers an abundance of space and comprises of a wide and welcoming inner hallway, a large living room, a spacious full length kitchen/diner, a handy utility room, a convenient downstairs cloakroom, four bedrooms with the master being en-suite, a further modern family bathroom, sun drenched south east facing rear gardens, off road parking for 3 vehicles and a double garage. The home is perfectly situated within easy reach of both primary and secondary schools, Soutu Devon college, an array of supermarkets and shops, bus links as well as much more. The property is being offered with no onward chain!



Entrance Hallway

A uPVC double glazed composite front door opens into a wide and welcoming entrance hall. The entrance hallway provides access to all ground floor rooms, internet connection point, a gas central heated radiator and stairs rising to the first floor.

Living Room

A stunning full length living room flooded with natural light from three aspects. This expansive space offers space for various furniture arrangements, includes a TV point, a charming uPVC double glazed bay window to the front, a side window overlooking the garden, and French doors leading out to the rear patio, ideal for indoor outdoor living.

Cloakroom

A practical downstairs cloakroom, fitted with a low level flush WC and pedestal wash hand basin. Finished with part tiled walls, extractor fan and a gas central heated radiator.

Kitchen / Dining Room

A bright and spacious modern kitchen/diner, perfect for family living and entertaining. Features a comprehensive range of overhead, base, and drawer units with roll edged work surfaces, a 1 1/2 bowl stainless steel sink with drainer, integrated eye level electric double oven and grill, four ring gas hob with extractor above, and built in dishwasher and fridge freezer. A deep fitted larder cupboard offers additional storage, while a uPVC double glazed bay window and French doors provide lovely garden views and access to the rear. Ample space is available for an 8 seater dining table and a gas central heated radiator.

Utility Room

A well appointed utility room with base unit and work surface above, stainless steel sink with drainer, plumbing and space for both a washing machine and dryer. A cupboard housing the boiler and a composite double glazed door leading to the garden.

First Floor

Bedroom one

A superbly spacious master bedroom located at the front of the property, featuring mirror fronted wardrobes, a uPVC double glazed window, and a gas central heated radiator.

En-Suite

This modern en-suite includes a walk in double shower, low level flush WC, and wall mounted wash hand basin. Complete with stylish tiled walls, extractor fan, shaver point, uPVC obscure double glazed window and a heated towel rail.

Bedroom Two

A large second double bedroom with generous proportions, a uPVC double glazed window and a gas central heated radiator.

Bedroom Three

A well sized double bedroom overlooking the rear garden, benefiting from dual aspect uPVC double glazed windows and a gas central heated radiator.

Bedroom Four

A versatile fourth bedroom ideal as a single bedroom, home office, study, or hobby space. Includes a deep fitted storage cupboard, uPVC double glazed window and a gas central heated radiator.

Family Bathroom

A contemporary bathroom suite comprising a panelled bath unit, wall mounted wash hand basin, and low level flush WC. Tiled walls, extractor fan, shaver point, uPVC obscure double glazed window and a white heated towel rail.

Outside

Rear Garden

Enjoy a south east facing rear garden designed for low maintenance living and outdoor entertaining. A spacious patio area directly off the living room and kitchen is perfect for alfresco dining and entertaining, while a well maintained lawn provides space for children or pets. The garden also features a water tap and access to the double garage via a courtesy door.

Front

To the front of the property is a private driveway offering off road parking for up to three vehicles.

Double Garage

A large detached double garage with two metal up and over doors, power, lighting, loft storage space and a side courtesy door to the garden.



Address Waddeton Drive, Paignton, TQ4 7GY

Tenure Freehold

Council Tax Band D

EPC Rating B

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