



Asking Price Of £449,995

Marldon Cross Hill,  
Marldon, Paignton,  
TQ3 1PB

A beautifully presented three bedroom detached family home that has been finished to a wonderful standard. The property is situated within the highly sought after village location of Marldon. The home comprises of a wide and welcoming entrance hallway, a large open plan kitchen/diner/snug, a spacious living room, a useful utility room, a downstairs cloakroom, three double bedrooms of which the master is en-suite, a further modern family bathroom, sun soaked rear gardens and off road parking. The property is ideally situated within easy reach of Marldon primary school, local shops and restaurants, bus links, the ring road and more.



**ENTRANCE HALL** A composite double glazed entrance door opens into an impressive and welcoming entrance hallway. Featuring contemporary vertical radiators, stylish overhead lighting, and a staircase rising to the first floor, with doors leading to the principal ground floor accommodation.

**CLOAKROOM** A beautifully appointed ground floor cloakroom comprising a low level WC, a wall mounted vanity wash basin with fitted storage beneath, and a chrome heated towel rail.

**LIVING ROOM** A superbly proportioned and exceptionally bright living room enjoying a picturesque outlook across the beautifully landscaped rear gardens and far reaching countryside views towards Dartmoor. The space offers ample room for seating, bespoke media installation with a feature log burning stove (Stovax Sudio 1), which was installed approximately 18 months ago, and attractive built in shelving. The carpet is pure wool. Finished with uPVC double glazed windows and radiators.



**KITCHEN / DINING / FAMILY ROOM** An outstanding open plan kitchen, dining and family space perfectly tailored for modern family living and entertaining. Flooded with natural light, this exceptional room enjoys direct access to the south west facing gardens through bi-fold doors, seamlessly blending indoor and outdoor living. The kitchen is fitted with an extensive range of contemporary wall, base and drawer units complemented by square edged work surfaces. Integrated appliances include a double electric oven with grill, four ring hob with down extractor, dishwasher, full height freezer, and three quarter height fridge. A stylish central island provides additional storage, as well as a useful pull out larder cupboard. The room comfortably accommodates a 6/8 seater dining table alongside a relaxed seating area. Additional features include inset blinds within the glazing, uPVC double glazed windows, and contemporary radiators throughout.

**UTILITY ROOM** A generously sized and practical utility room offering space and plumbing for both a washing machine and tumble dryer. Fitted with additional storage units, square edged work surfaces, overhead cabinetry and a radiator.

**BEDROOM ONE** A luxurious principal bedroom positioned to the front of the property, offering ample space. The room benefits from fitted wardrobes, a charming uPVC double glazed bay window, multiple radiators, and a sliding door leading to the en-suite shower room.

**EN-SUITE** A beautifully finished en-suite comprising a low level WC, vanity wash basin with fitted storage, and a spacious walk in double shower enclosure. Complemented by contemporary tiling, a white heated towel rail and an obscure uPVC double glazed window.

#### FIRST FLOOR

**BEDROOM TWO** A substantial double bedroom situated to the rear of the property, enjoying breathtaking countryside views stretching towards Dartmoor. Offering generous proportions with ample space for bedroom furnishings, uPVC double glazed windows, and radiators.

**BEDROOM THREE** Another spacious double bedroom of similar proportions to Bedroom Two, benefiting from built in storage, stunning countryside views, uPVC double glazed windows, and radiators.

**FAMILY BATHROOM** A stylishly appointed family bathroom featuring a contemporary three piece suite comprising a low level WC, pedestal wash basin, and a P shaped Jacuzzi bath with shower attachments above and protective screen. Finished with complementary tiling, an obscure uPVC double glazed window, and a chrome heated towel rail.

#### OUTSIDE

**REAR GARDEN** The beautifully landscaped south west facing rear garden has been thoughtfully designed to maximise sunlight throughout the day while remaining low maintenance. A substantial patio provides the perfect setting for alfresco dining and outdoor entertaining, whilst taking in the spectacular countryside backdrop. With steps descending to additional patio seating area and a well maintained lawn bordered by mature shrubs and hedging.

A particular feature of the garden is the impressive detached timber built garden office, complete with hardwired Wi-Fi connection directly from the main housepower, flooring, uPVC double glazed windows, and French doors, ideal as a home office, studio, gym, or workshop. The garden further benefits from a timber summer house and additional storage shed.

**GARAGE** Houses the combi boiler.

**PARKING** To the front of the property, there is off road parking providing space for multiple vehicles.

Address 'Marldon Cross Hill, Marldon, Paignton, TQ3 1PB

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

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