



**Connells**

Sparksbarn Road  
Paignton



## Property Description

\*\*\* Guide Price £220,000 - £230,000  
Connells are delighted to bring to the market this three-bedroom semi-detached home, positioned within a peaceful cul-de-sac in the ever-popular town of Paignton. Offering spacious accommodation, versatile living areas, and a convenient location close to local schools, shops, and essential amenities, this property is an excellent choice for families, first-time buyers, and those looking to settle in a quiet yet well-connected residential setting.

## On Approach

From the moment you arrive, the home presents a welcoming feel. The cul-de-sac provides a calm and safe environment with reduced through-traffic, making it particularly appealing for families or anyone seeking a quieter spot. There is on-street parking available directly nearby, adding practicality and convenience for residents and visitors alike.

## Hallway

Doors off to principle rooms

## Lounge

14' 2" max x 11' 10" max ( 4.32m max x 3.61m max )

Stepping inside, you are greeted by a bright and inviting lounge. This spacious room immediately creates a sense of warmth and comfort, with the feature fireplace acting as an attractive focal point.

The fireplace not only adds character but also enhances the room's cosy ambiance, making it a perfect setting for relaxing evenings or hosting guests. Large windows allow natural light to pour in, giving the lounge a cheerful and airy feel throughout the day. The neutral décor provides a versatile backdrop, allowing the new owner to personalise the space to their own style with ease.

## Kitchen / Dining Room

11' 11" x 10' 10" ( 3.63m x 3.30m )

From the lounge, you move seamlessly into the dining area and adjoining kitchen. This arrangement creates a pleasant open-plan flow between the key ground-floor living spaces, making the home ideal for modern family life. Whether you are preparing meals, dining with loved ones, or simply enjoying time together, the layout encourages connectivity and ease of movement. The dining area offers ample space for a family dining table, while the kitchen, practical in design, ensures functionality for everyday cooking and meal preparation. The continuity between the lounge, dining room, and kitchen enhances the sense of openness and sociability on the ground floor.

## Utility

16' 11" narrowing to x 6' 1" ( 5.16m narrowing to x 1.85m )

Separate units and storage

## Study/Bedroom

7' 7" x 6' 3" ( 2.31m x 1.91m )

In addition to the main living areas, the property benefits from an additional downstairs room. This versatile space can serve as a study, home office, playroom, or even an extra bedroom, depending on your needs. Its flexibility is a valuable feature, particularly for those who work from home or require additional space for hobbies, guests, or growing family requirements. Having this extra room on the ground floor adds a layer of convenience and adaptability that many buyers will appreciate.

## First Floor Landing

Doors off to principle rooms

## Bedroom One

12' max x 10' 9" max ( 3.66m max x 3.28m max )

The master bedroom is generously sized and features built-in wardrobes, providing excellent storage while maintaining plenty of room for additional furniture. Its comfortable layout and natural light make it an appealing retreat at the end of the day.

## Bedroom Two

10' x 10' 10" ( 3.05m x 3.30m )

Bedroom Two is also a spacious double, offering ample room for furnishings and ideal for children, guests, or family members. The room's size makes it versatile and easy to configure, whether as a second main bedroom or a shared room for siblings.

## Bedroom Three

7' 7" x 6' 3" ( 2.31m x 1.91m )

Bedroom Three, while slightly smaller, remains a good-sized bedroom compared to many modern homes. It can comfortably accommodate a single bed and furniture, making it perfect as a child's room, nursery, study, or guest bedroom.

## Bathroom

The family bathroom is located on the first floor and is designed to cater to the needs of a busy household. With a functional layout and space to refresh and unwind, the bathroom completes the upstairs accommodation. There is scope for the new owners to personalise the décor or upgrade to their preference, allowing them to make the space truly their own.

## Outside

Externally, the property offers a lovely rear garden, providing a mix of lawned areas and established plant and shrub borders. This outdoor space is ideal for families, keen gardeners, or anyone who enjoys spending time outside. The garden is a welcoming environment for children to play, pets to roam, or adults to relax during warmer months. With potential for further landscaping, seating areas, or even vegetable beds, the garden presents a wonderful opportunity for the next owners to tailor it to their lifestyle.

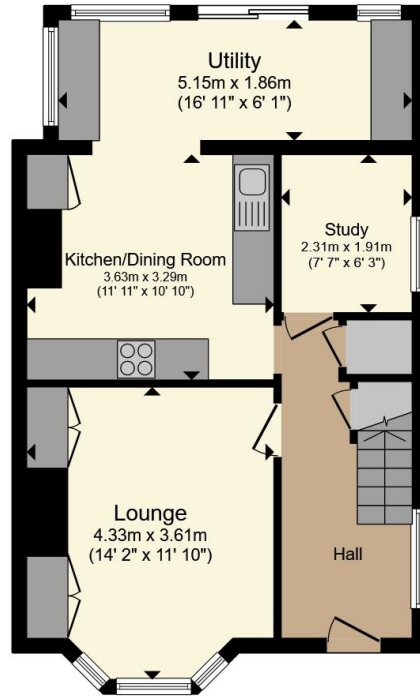
## Location

The location of this home is one of its strongest advantages. Situated close to well-regarded local schools, it is particularly appealing for families with children. Everyday convenience is also ensured with nearby shops, supermarkets, and a range of amenities, meaning essential errands can be handled with ease exploring the wider region straightforward. Paignton's coastal attractions.









**Ground Floor**



**First Floor**

Total floor area 90.4 m<sup>2</sup> (973 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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51 Hyde Road  
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EPC Rating: D Council Tax Band: C

Tenure: Freehold

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