



Guide Price £450,000 - £475,000

Greenfield Road,  
Paignton, TQ3 1DB

A beautifully presented four bedroom detached family home located within a quiet cul-de-sac in the highly desirable location of Preston, Paignton. The home comprises of a welcoming entrance hallway, a large lounge/diner, modern kitchen, four double bedrooms with the master being en-suite, a further contemporary family bathroom, an exceptionally large family room, sunny rear gardens, an integral garage with a utility room, and off road parking. The property is ideally situated within a short drive of Preston promenade of shops, doctors and pharmacies, schools, bus links and more.



**ENTRANCE** A uPVC double glazed front door opens into an impressively spacious and welcoming entrance hallway. From here doors lead to the principal rooms, while stairs descend to the lower ground floor. Additional features include an internal door to the garage, loft hatch, uPVC obscure double glazed windows allowing an abundance of natural light, and a gas central heating radiator.

**LOUNGE / DINER** A truly exceptional and generously proportioned lounge/dining room, perfectly designed for both relaxing and entertaining, enjoying phenomenal sea views. The room offers ample space for furnishings and features a built in dining bench, a charming log burning stove, and beautifully restored exposed wooden flooring. Triple aspect double glazed windows flood the space with natural light, complemented by a contemporary vertical gas central heating radiator. There is also planning permission in place for doors and a balcony on to the flat roof.

**KITCHEN** A beautifully presented modern kitchen fitted with a range of wall, base and drawer units with roll edge work surfaces over. Integrated appliances include an electric single oven with grill and a four ring electric hob with extractor hood above, along with an integral dishwasher. A 1.5 bowl composite sink and drainer sits beneath double aspect uPVC double glazed windows, perfectly framing the stunning sea and woodland views. Further features include space for a fridge freezer, breakfast bar seating, a deep fitted pantry cupboard, and a uPVC double glazed door providing side access to the property.

#### LOWER GROUND FLOOR

**BEDROOM ONE** A spectacularly spacious principal bedroom positioned to the rear of the property, enjoying delightful views over the gardens as well as beautiful sea and woodland outlooks. The room offers generous space for bedroom furnishings and benefits from a uPVC double glazed window and gas central heating radiator. A door leads through to

**BEDROOM TWO** Another superbly sized double bedroom located to the rear of the property, offering generous proportions with a uPVC double glazed window and gas central heating radiator.

**BEDROOM THREE** A further spacious double bedroom with a uPVC double glazed window and a contemporary vertical gas central heating radiator.

**BEDROOM FOUR** A versatile single bedroom which could also serve as an ideal home office, study, or hobby room. Features include a uPVC double glazed window and gas central heating radiator.

**BATHROOM** A luxurious family bathroom featuring a low level flush WC, vanity wash hand basin with fitted storage, a freestanding bath, and a walk in shower. The room also includes a mirror fronted medicine cabinet and a uPVC obscure double glazed window.

**STORAGE ROOM** A generously sized storage room currently utilised as a walk in wardrobe.



#### SECOND LOWER GROUND FLOOR

**FAMILY ROOM / GAMES ROOM** An exceptionally large and versatile family/games room that opens seamlessly onto the garden, creating an ideal space for both relaxation and entertaining. The room includes a kitchenette area with base units, a composite sink and drainer, and a drinks fridge perfect for summer gatherings and BBQ's. Two uPVC double glazed sliding patio doors provide direct access to the garden, and two modern vertical gas central heating radiators.

#### OUTSIDE

**REAR GARDEN** The property benefits from a substantial and thoughtfully arranged rear garden. Immediately accessed from the family room is a decorative pebble stoned seating area, leading onto a large lawn with steps descending to a spacious patio area ideal for outdoor dining. Additional sections include an artificial lawn and a barked play area. The garden features a variety of mature shrubs and plants, side access on both sides of the property, and a door leading to a large under house storage area.

**GARAGE** An internal garage with a metal up and over door, windows, overhead lighting, and fuse box, with internal access leading to

**UTILITY ROOM** A practical utility room providing space for a washing machine and tumble dryer with work surfaces above. There is also additional space for a tall fridge freezer and access to a convenient cloakroom fitted with a low level flush WC and wall mounted wash hand basin.

**PARKING** Off road parking to the front of the property.

Address 'Greenfield Road, Paignton, TQ3 1DB'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '58 | D'

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