



GUIDE PRICE OF £365,000 - £375,000

Hollyhock Way,
Paignton, TQ4 7FN

A well presented four bedroom spacious family home located within a quiet cul-de-sac. The property comprises of a welcoming entrance hallway, a bright and spacious kitchen/diner, a large living room, two cloakrooms one of which is also a handy utility room, four bedrooms with the master being en-suite, a further modern family bathroom, garage, low maintenance rear gardens and off road parking. The property is situated in the perfect spot as is conveniently located within easy reach of both primary and secondary schools, south Devon's college, an array of supermarkets, bus links, parks and more.



A composite double glazed front door opens into a welcoming entrance hallway, providing access to the principal reception areas, with stairs rising to the first floor and descending to the lower ground floor accommodation.

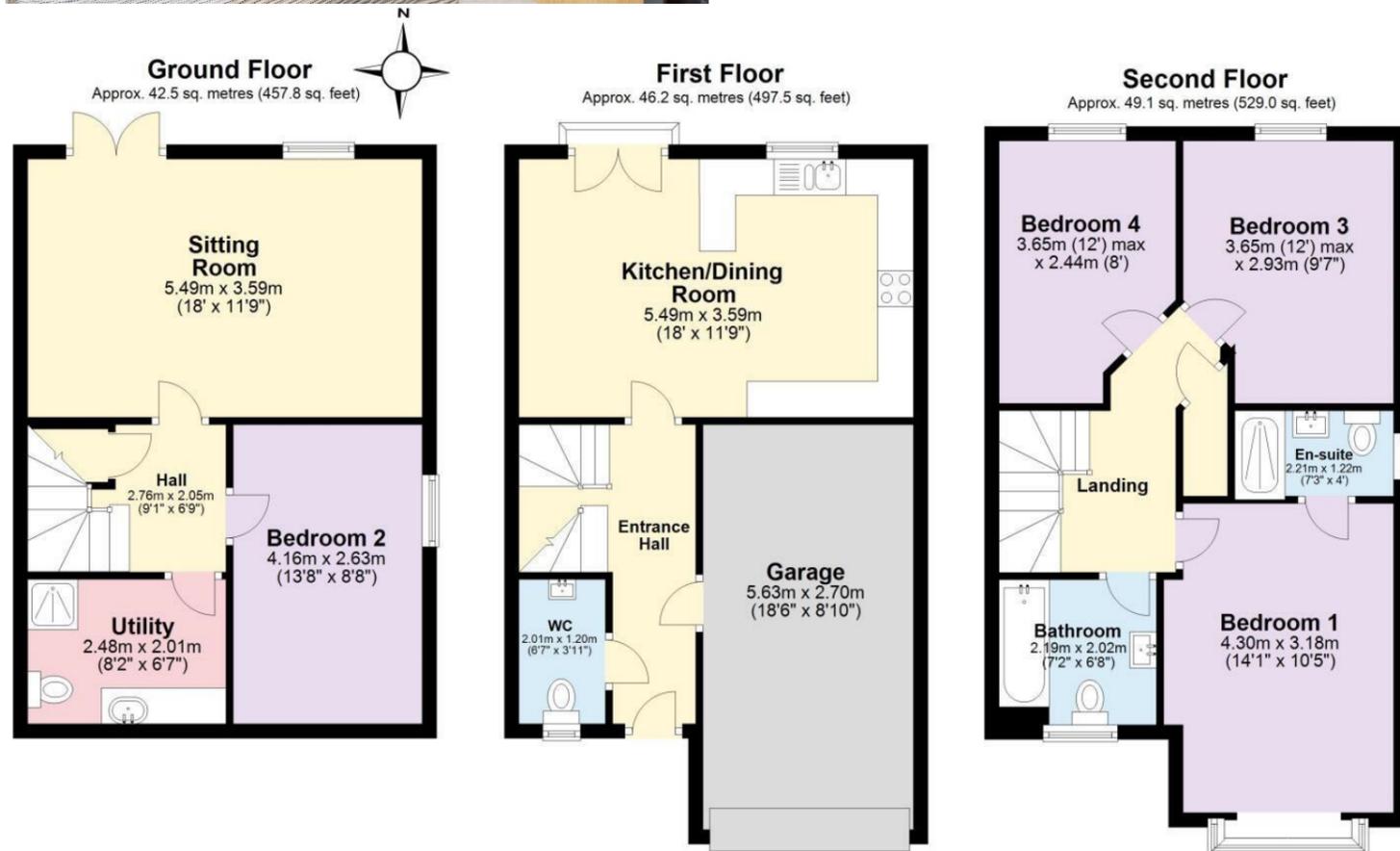
On the entrance level, a spacious and contemporary kitchen/diner provides the perfect setting for modern family living and entertaining. The room is fitted with a range of wall, base and drawer units, with ample space for appliances and a generous dining area. French doors open onto a Juliet balcony, while uPVC double glazed windows offer pleasant views over the rear garden. This level also provides integral access to a larger than average garage, along with a convenient cloakroom fitted with a low level WC and wash hand basin.

The lower ground floor features a generous living room overlooking the rear garden, offering an excellent space for relaxation. A charming log burning stove creates a cosy focal point, while uPVC double glazed windows and French doors allow natural light to flood in and provide direct access to the garden. This level also includes a useful cloakroom/utility with low level WC, wash hand basin, and space and plumbing for a washing machine. In addition there is a well proportioned double bedroom with uPVC double glazed windows and a gas central heating radiator.

The first floor offers three further well sized bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom fitted with a contemporary three piece suite.

Externally, the property benefits from a beautifully landscaped rear garden designed with ease of maintenance in mind. It features a generous patio area ideal for alfresco dining, an artificial lawn, and a garden shed.

To the front of the property, there is off road parking and an integral larger than average single garage.



Address 'Hollyhock Way, Paignton, TQ4 7FN'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '84 | B'

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