



**Roselands Drive | Paignton | TQ4 7RW**

**Asking Price Of £435,000**

A five bedroom detached home located in the sought after location of Roselands, Paignton. The property boasts a vast amount of space and comprises of an entrance porchway, a wide and welcoming hallway, a large kitchen/breakfast room, a spacious lounge that opens into a further dining room, a downstairs WC, five double bedrooms and a large family bathroom, south west facing beautifully landscaped rear gardens, ample off road parking and a double garage. The property is situated in a convenient location and is within easy reach of a variety of schools and colleges, local supermarkets, retail parks, bus services, local doctors and pharmacies and more. The property would make a perfect family home.

- FIVE BEDROOM DETACHED HOUSE
- LARGE KITCHEN
- LANDSCAPED GARDENS
- PARKING AND GARAGE
- CLOSE TO AMENITIES



**ENTRANCE PORCH** A wooden front door opening into a welcoming entrance porch with a uPVC double glazed window to the side, wooden laminate flooring, overhead lighting and a uPVC double glazed door leading into:-

**ENTRANCE HALLWAY** A bright and welcoming entrance hallway with doors leading to adjoining rooms and stairs rising to the first floor. Phone point, understairs storage cupboard, coving and thermostat heating control. Gas central heating radiator.

**KITCHEN/BREAKFAST ROOM** - 4.8m x 3.81m (15'8" x 12'6") A light filled and roomy kitchen/diner overlooking the beautiful rear gardens. A range of cream high gloss overhead, base and drawer units with wood effect roll edged work surfaces above. A 1.5 bowl stainless steel sink and drainer unit, space for an American fridge/freezer. A Belling range cooker with five ring gas hob. Space for a 4-6 seater dining table. A uPVC double glazed window and a uPVC double glazed door leading out to the rear gardens. Gas central heating radiator and a deep pantry cupboard.

**DINING ROOM** - 3.94m x 3.61m (12'11" x 11'10") A great sized family dining room with space for a 6-8 seater table as well as additional furniture pieces. uPVC double glazed French patio doors leading out to the rear gardens. Gas central heating radiator.

**LOUNGE** - 4.73m x 3.85m (15'6" x 12'7") A wonderfully large lounge that opens into the dining room perfect for entertaining. TV and internet points, uPVC double glazed window, a gas central heating radiator and a feature gas fireplace.

**CLOAKROOM** A useful downstairs cloakroom comprising a low level flush WC, a wall mounted wash hand basin and a single glazed window.

**BEDROOM FIVE** - 8.5m x 2.53m (27'10" x 8'3") An exceptionally large bedroom on the ground floor, perfect for independent living as boasts a vast amount of room. uPVC double glazed windows to the front aspect and uPVC double glazed French doors leading out to the picturesque rear gardens. Two gas central heating radiators.



#### FIRST FLOOR

**BEDROOM ONE** - 4.47m x 3.2m (14'7" x 10'5") An incredibly bright and spacious master bedroom with partial sea glimpse across to Torquay and woodland views. Space for an abundance of furniture as well as built in wardrobes. uPVC double glazed windows and a gas central heating radiator.

**BEDROOM TWO** - 4.17m x 3.18m (13'8" x 10'5") Another brilliantly sized double bedroom, this time over looking the beautiful rear gardens. Built in wardrobes. uPVC double glazed window and a gas central heating radiator.

**BEDROOM THREE** - 4.32m x 3.19m (14'2" x 10'5") A sizeable third L-shaped double bedroom with a gorgeous woodland outlook to the front and view of the garden from the rear. Double aspect uPVC double glazed windows and a gas central heating radiator.

**BEDROOM FOUR** - 3.23m x 2.85m (10'7" x 9'4") A great sized double room to the front aspect of the property with ample room. uPVC double glazed window and gas central heating radiator.

**BATHROOM** A generously sized family bathroom with a four piece suite comprising of a low level flush WC, a pedestal wash hand basin, a panelled bath tub and a corner shower unit. Complimentary part tiled walls. A chrome heated towel rail and a uPVC double glazed obscure window.

**AIRING CUPBOARD** This is where the Glow-Worm combination boiler can be located.

**GARAGE** - 9.78m x 4.55m (32'1" x 14'11") An exceptionally large double garage with an electric metal door, overhead lighting, electrical points, space and plumbing for a washing machine and tumble dryer. Wood effect roll edged work surfaces over. Overhead units, a 1 bowl stainless steel sink and drainer unit. Service door to the rear garden.

**FRONT** Off road parking for 3/4 vehicles.

**REAR GARDEN** A beautifully landscaped rear garden that is fully enclosed and faces south west so boasts ample sunlight throughout the day. Off of the kitchen and dining area is a sizeable patio area ideal for alfresco dining, steps then lead to two additional tiers that are predominately laid to lawn. There is a further patio area and a timber built shed. Within the gardens are a variety of mature plants and shrubs and a service door into the garage.

**Address 'Roselands Drive, Paignton, TQ4 7RW'**

**Tenure 'Freehold'**

**Council Tax Band 'D'**

**EPC Rating '70 | C'**

#### Contact Details

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