



Guide Price £400,000 - £425,000

Oathills Crescent, Paignton, TQ4 7GU

A beautifully presented four bedroom detached family home located on the popular development of Whiterock, Paignton. The property comprises of a wide and welcoming inner hallway, a large living room, an expansive kitchen/diner, a useful utility room, downstairs cloakroom, four bedrooms with the master being en-suite, a further family bathroom, sun soaked rear gardens, off road parking and a garage. The home is ideally situated within easy reach of primary and secondary schools, South Devon college, an array of supermarkets, eating establishments, bus links and more.



**ENTRANCE HALL** A double glazed composite front door opens into a bright and welcoming hallway. From here doors lead to the main reception rooms, a staircase rises to the first floor, overhead lighting and a gas central heated radiator.

**CLOAKROOM** A contemporary and convenient downstairs cloakroom fitted with a low level flush WC, pedestal wash basin, tiled walls, extractor fan and a gas central heated radiator.

**LIVING ROOM** A stunning triple aspect living room bathed in natural light featuring a bay window to the front, a side window and French doors opening onto the garden. This generously proportioned space is perfect for relaxing or entertaining, complete with TV points and two gas central heated radiators.

**KITCHEN / DINING ROOM** A beautifully appointed modern kitchen/diner designed with both modern day living and practicality in mind. Fitted with an extensive range of shaker style wall, base and drawer units complemented by roll edged work surfaces. Includes a 1 1/2 bowl stainless steel sink and drainer, integrated electric double oven with grill, four ring gas hob with extractor hood, dishwasher, and fridge freezer. A deep fitted larder cupboard offers excellent storage. The dining area easily accommodates a 6 8 seater table, with a bay window to the front and French doors leading seamlessly to the garden. Two gas central heated radiators and a door leading into:-

**UTILITY ROOM** A practical utility space with plumbing for a washing machine and dryer, base unit with roll edged work surface, 1 bowl stainless steel sink and drainer and a uPVC double glazed window.

### FIRST FLOOR

**BEDROOM ONE** A light filled and spacious master bedroom to the front of the home featuring deep built in mirror fronted wardrobes, a uPVC double glazed window and a gas central heated radiator.

**EN-SUITE** A sleek, contemporary en suite with low level flush WC, pedestal wash basin and a walk in double shower. Finished with modern tiling, chrome heated towel rail, uPVC obscure double glazed window and extractor fan.

**BEDROOM TWO** A generous double bedroom with uPVC double glazed window and gas central heated radiator.

**BEDROOM THREE** A bright double bedroom offering picturesque views over the rear gardens and open countryside, complete with uPVC double glazed window and gas central heated radiator.

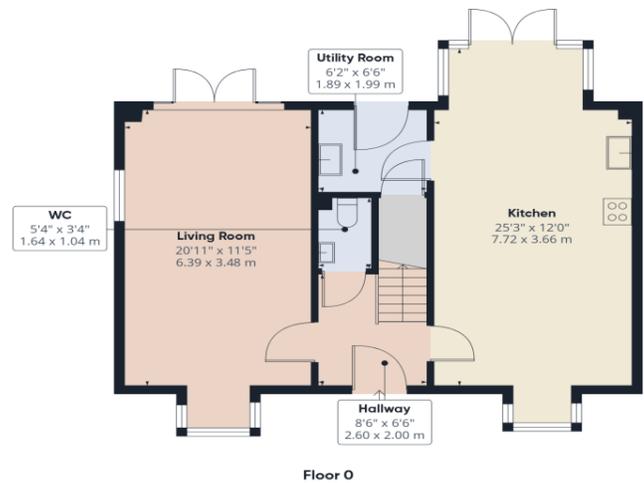
**BEDROOM FOUR** A versatile single bedroom ideal as a home office, study, or hobby room, with built in storage cupboard, uPVC double glazed window and gas central heated radiator.

**FAMILY BATHROOM** A stylish family bathroom featuring a panelled bath with shower over and glass screen, pedestal wash basin, low level flush WC, modern tiling, chrome heated towel rail, uPVC obscure double glazed window and extractor fan.

**OUTSIDE** The south facing rear garden has been thoughtfully landscaped for low maintenance, offering a suntrap patio perfect for alfresco dining and entertaining. Beyond lies a generous lawn with a charming picket fence creating a separate area ideal for a children's play space or small allotment.

**GARAGE** A single garage with metal up and over door, overhead lighting and electrical points and a courtesy door leading out to the garden.

**PARKING** Off road parking to the front of the property leading up to the garage.



Address 'Oathills Crescent, Paignton, TQ4 7GU'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '84 | B'

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