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Lutyens Drive
Paignton



Property Description

Enjoying attractive sea views across Torbay and occupying a generous larger-than-average plot, this well-presented three-bedroom detached home offers spacious accommodation and excellent outdoor space, making it an ideal family residence.

The property features a welcoming entrance hallway, ground floor cloakroom/WC, a bright dual-aspect living room with bay window, sea glimpses and French doors opening onto the rear garden. The spacious kitchen/dining room is fitted with a range of units and enjoys stunning sea views to the front, together with French doors providing direct access to the garden, creating a superb space for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with built-in wardrobes and en-suite shower room. The remaining bedrooms are served by a modern family shower room, with Bedroom Three benefiting from delightful sea views across Torbay.

Outside, the property enjoys attractive frontage with iron railings and a storm porch. A particular highlight is the larger-than-average rear garden, set within a triangular-shaped plot and comprising a decked seating area, extensive lawn, mature hedging, flowerbeds and a lockable storage shed. A large side patio offers further space for outdoor dining and entertaining.

The detached garage provides power, lighting and additional storage, completing this excellent home in a sought-after location close to local amenities and the South Devon coastline.

On Approach

Offering spacious accommodation, attractive sea views, a generous plot and excellent outdoor space leading up to detached garden and uPVC double glazed front door.

Step Inside

A uPVC double glazed entrance door opens into a welcoming hallway, creating an immediate sense of space and practicality. The hallway features attractive wood laminate flooring, a radiator and staircase rising to the first floor, with the added benefit of a useful understairs storage cupboard, ideal for coats, shoes and household items.

Cloakroom

The ground floor is complemented by a convenient cloakroom/WC, fitted with a low-level WC and pedestal wash hand basin with tiled splashbacks. A uPVC double glazed window to the front elevation provides natural light, while a radiator and easy-maintenance tile-effect flooring enhance both comfort and practicality.

Lounge

The impressive living room extends the full depth of the property. This bright and inviting reception space benefits from a large uPVC double glazed bay window to the front aspect, enjoying delightful sea glimpses, and uPVC double glazed French doors to the rear

garden, allowing natural light to flood the room. A radiator provides warmth, making this an ideal setting for both relaxing and entertaining.

Kitchen & Dining Room

Equally impressive is the generous kitchen/dining room. Designed with both family living and entertaining in mind, the room is fitted with a comprehensive range of wall and base units with roll-edge work surfaces and tiled surrounds. There is an electric oven and grill, four-ring gas hob with extractor hood over, one-and-a-half bowl sink and drainer, plus space and plumbing for a washing machine. The dining area enjoys stunning sea views across Torbay through the front-facing uPVC double glazed window, while French doors open directly onto the rear garden, creating a wonderful indoor-outdoor connection. Tile-effect flooring and a radiator complete this highly functional and attractive space.

First Floor Landing

The first-floor landing is bright and airy, with a uPVC double glazed window, radiator, loft access and useful airing cupboard providing additional storage.

Bedroom One & Ensuite

Bedroom One is a comfortable principal bedroom. Overlooking the rear garden, it features a radiator, television point and two built-in single wardrobes, providing excellent storage. The room also benefits from its own en-suite shower room, fitted with a shower cubicle with glass door and electric shower, low-level WC, wash hand basin, radiator, shaver point with light, extractor fan and uPVC double glazed window.

Bedroom Two

Another well-proportioned double bedroom with uPVC double glazed window and radiator, making it suitable for family members, guests or home working requirements.

Bedroom Three

Enjoys a front-facing aspect with wonderful sea views stretching across Torbay. A uPVC double glazed window and radiator complete this appealing room.

Bathroom

Serving the remaining bedrooms is a modern shower room, fitted with a double shower cubicle, low-level WC and pedestal wash hand basin. Additional features include part-tiled walls, radiator, extractor fan and a uPVC double glazed window, creating a bright and practical family shower room.

Outside

Outside, the property enjoys excellent kerb appeal with a pathway leading to the front entrance, complemented by attractive iron railings and a storm porch.

A particular highlight of the home is the larger-than-average rear garden, which occupies a desirable triangular-shaped plot. The garden has been thoughtfully arranged to provide a variety of outdoor spaces, including a decked seating area, extensive lawn, mature hedging and well-stocked flowerbeds that offer colour and privacy throughout the seasons. There is also a lockable metal storage shed, ideal for garden equipment and additional storage. To the side of the property, a sizeable patio area provides an excellent space for outdoor dining and entertaining, with convenient access to the detached garage.

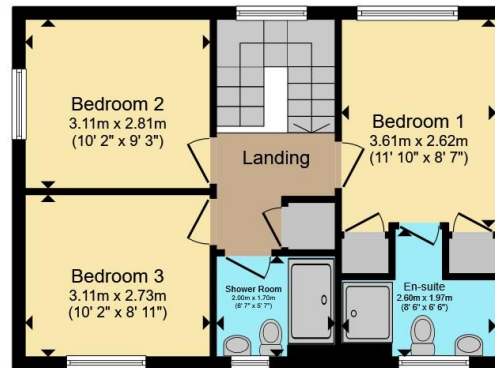




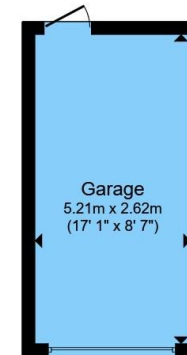




Ground Floor



First Floor



Garage

Total floor area 104.4 m² (1,124 sq.ft.) approx

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