



Asking Price Of £450,000

Preston Down Avenue,
Preston, Paignton,
TQ3 1HD

A beautifully presented four bedroom semi detached home located within the highly desirable location of Preston, Paignton. The home offers a vast amount of space and comprises of a welcoming entrance hallway, an open plan kitchen/diner/living room, a conservatory, a useful utility area, four bedrooms with the master being en-suite and occupying the entire second floor, a further family bathroom, a wonderfully large and beautifully landscaped rear garden, as well as off road parking. The property is ideally situated within easy reach of Occombe valley farm, local shops, bus links, Preston promenade of shops, as well as more.



ENTRANCE PORCH A uPVC double glazed front door opens into a welcoming entrance porch with overhead lighting, paved flooring and a further uPVC door leading into the entrance hallway.

ENTRANCE HALLWAY A spacious and welcoming entrance hallway with attractive oak cottage style doors leading to the adjoining rooms, stairs rising to the first floor, useful fitted under stairs storage cupboards, a uPVC double glazed window and a gas central heating radiator.

OPEN PLAN KITCHEN/DINING/LIVING SPACE A wonderfully spacious open plan kitchen, dining and living area, creating an impressive and versatile space ideal for modern family living and entertaining. The living area features an attractive gas fireplace with oak surround, a uPVC double glazed bay window overlooking the front aspect, together with a gas central heating radiator. The kitchen is fitted with a comprehensive range of matching wall, base and drawer units with contemporary concrete effect square edged work surfaces over. Features include a stainless steel sink and drainer, electric double oven with grill, gas hob with extractor hood over and an integrated fridge freezer. A kitchen island provides additional storage beneath, together with breakfast bar seating, while the open plan design flows seamlessly into the dining and living areas. A door provides access to the adjoining utility room.

UTILITY ROOM A useful and practical utility room with space and plumbing for a washing machine, additional fitted storage cupboards, uPVC double glazed windows and a uPVC double glazed door providing direct access to the rear garden.

CONSERVATORY A spacious and versatile conservatory overlooking the beautifully maintained rear gardens. Featuring triple aspect uPVC double glazing and sliding patio doors opening onto the sun deck, this excellent additional reception space would make an ideal sitting room or entertaining area. Gas central heating radiator.

FIRST FLOOR

BEDROOM TWO A particularly spacious double bedroom, formerly the principal bedroom, offering generous proportions and ample space for furnishings. The room benefits from a uPVC double glazed bay window overlooking the front aspect and a gas central heating radiator.

BEDROOM THREE A further generous double bedroom positioned to the rear of the property, enjoying phenomenal panoramic views extending from Torquay across to Berry Head. The room features an attractive decorative fireplace surround, uPVC double glazed window and gas central heating radiator.

BEDROOM FOUR A good sized single bedroom positioned to the front of the property, providing an ideal child's bedroom, home office or study. uPVC double glazed window and gas central heating radiator.

FAMILY BATHROOM A spacious family bathroom comprising a low level flush WC, vanity wash hand basin with storage beneath, Jacuzzi bath and separate walk in shower. Complementary wall and floor tiling, uPVC obscure double glazed window and chrome heated towel rail.

SECOND FLOOR

BEDROOM ONE An exceptionally spacious master bedroom occupying the entire second floor, creating a luxurious and peaceful principal suite. The room offers generous proportions with ample space for a range of furnishings, useful storage and a Velux window to the front. uPVC double glazed doors open onto a Juliet balcony, providing breathtaking panoramic sea views extending across the entire bay.

EN-SUITE A contemporary en-suite shower room comprising a low level flush WC, vanity wash hand basin and a walk in double shower. Finished with modern tiled walls, a uPVC obscure double glazed window and black heated towel rail.

OUTSIDE

REAR GARDEN The property benefits from an exceptionally large rear garden which has been thoughtfully landscaped by the current owner to maximise both enjoyment and ease of maintenance. Accessed directly from both the conservatory and utility room, a sun deck with steps leads down to a substantial raised decking area, providing an excellent space for alfresco dining and outdoor entertaining. From the decking there is access to the former garage, together with a large timber built workshop. Both the former garage and workshop benefit from power and lighting, offering excellent versatility for storage, hobbies or workshop use. Further steps descend to a well maintained lawn bordered by a variety of mature shrubs and established plants. The garden is further complemented by external lighting, electricity points and an outdoor water tap.

FRONT To the front of the property is a driveway providing ample off road parking and leading directly to the entrance of the home.

Address 'Preston Down Avenue, Preston, Paignton, TQ3 1HD'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '71 | C'

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