



Guide Price £300,000 - £320,000

Lancaster Drive,
Paignton, TQ4 7RP

This property is a beautifully presented three bedroom semi-detached home that has been recently renovated to an excellent standard throughout. The standout feature is the fantastic open-plan kitchen, dining and living space, creating a modern and sociable heart to the home, whilst to the rear is an exceptionally generous three-tiered garden offering a fantastic amount of private outside space. Further benefits include two spacious double bedrooms, a versatile third bedroom/study, driveway parking for two vehicles and a garage. Ideally positioned for supermarkets, doctors surgery, pharmacy, highly regarded local schools and convenient links towards South Devon College, this is a superb home for families and first-time buyers alike.



ENTRANCE HALLWAY A welcoming and spacious entrance hallway providing a bright introduction to the home. There is ample space for coats and shoe storage alongside a radiator, with access leading through to the principal ground floor accommodation.

LOUNGE A beautifully presented and recently redesigned living space forming part of the property's impressive open-plan layout. A large uPVC double glazed window allows plenty of natural light into the room, with ample space for a comfortable sofa suite and additional furniture. Radiator. The room flows seamlessly through into the kitchen/diner.

KITCHEN / DINER A fantastic contemporary kitchen/diner which combines perfectly with the lounge to create an excellent space for modern family living and entertaining. The recently fitted kitchen offers a range of cupboard and worktop space with an induction hob and electric oven, alongside space and plumbing for a dishwasher and washing machine. A breakfast bar provides a sociable seating area, whilst there remains plenty of room for a good-sized dining table. uPVC double glazed French doors open directly onto the rear garden and allow an abundance of natural light into the room. Radiator.

FIRST FLOOR

BEDROOM ONE A generously proportioned principal double bedroom offering ample room for a large double bed, wardrobes and further bedroom furniture. Benefitting from a uPVC double glazed window and radiator.

BEDROOM TWO A further fantastic-sized double bedroom with useful built-in wardrobe storage. A uPVC double glazed window provides plenty of natural light, complemented by a radiator.

BEDROOM THREE / STUDY A versatile third bedroom currently utilised as a home office. The room comfortably accommodates a single bed and would work equally well as a child's bedroom, nursery or dedicated study. uPVC double glazed window and radiator.

FAMILY BATHROOM A beautifully finished family bathroom comprising a panelled bath with overhead shower, WC and vanity wash hand basin. Finished with tiled walls, inset spotlights and a heated towel rail.

OUTSIDE

REAR GARDEN A real standout feature of the property is the exceptionally generous rear garden. Arranged across three landscaped tiers, the garden offers an impressive amount of outdoor space whilst maintaining an excellent degree of privacy and security. Its size provides fantastic versatility for families, entertaining and outdoor living, with the different levels creating natural areas for seating, relaxing and enjoying the garden.

GARAGE A great-sized garage providing excellent additional storage or workshop space and benefitting from an electricity supply.

DRIVEWAY To the front of the property is a private driveway providing off-road parking for two vehicles.



Address 'Lancaster Drive, Paignton, TQ4 7RP'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '67 | D'

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