



Taylor's
sales & lettings

Guide Price £425,000 - £450,000

Knapp Park Road,
Paignton, TQ4 7LA

A beautifully presented five bedroom semidetached family located in the sought after location of Goodrington, Paignton. The property comprises of a welcoming entrance hallway, a convenient ground floor cloakroom, a modern kitchen, large living room, five bedrooms three of which are ensuite, a further shower room, and a separate living space Up from the ground floor bedroom. The property offers versatility and ample space whilst being closely located to an array of amenities including Goodrington promenade of shops, bus links, Goodrington Sands Beach, restaurants and cafés, schools and more, making this an ideal family home.



ENTRANCE A composite double glazed front door opens into a welcoming entrance hallway, with doors leading to the adjoining rooms, overhead lighting, and a gas central heating radiator.

KITCHEN The modern fitted kitchen is beautifully appointed with a comprehensive range of wall, base, and drawer units complemented by square-edged work surfaces. Features include a stainless steel sink, an integrated dishwasher, integrated electric oven with grill, eye level microwave, space and plumbing for an American style fridge freezer, fitted larder units, and a breakfast bar. A uPVC double glazed window and matching door provide access to the rear garden.

LIVING ROOM A spacious and light filled living room positioned at the front of the property, offering an abundance of space for furnishings. A large uPVC double glazed bay window allows natural light to flood the room, complemented by a gas central heating radiator.

CLOAKROOM A practical ground floor cloakroom comprising a low level WC, wall mounted wash hand basin with fitted storage beneath, contemporary aqua panelled walls, and a uPVC obscure double glazed window.

GROUND FLOOR BEDROOM A generously proportioned double bedroom overlooking the rear garden, featuring uPVC double glazed sliding patio doors opening directly onto the garden. The room benefits from a modern en-suite shower room and stairs rising to a private reception/living space, ideal for independent living arrangements if required.

EN-SUITE A modern en-suite comprising a low level WC, vanity wash hand basin with storage beneath, and a corner shower enclosure. Finished with contemporary aqua panelling and a uPVC obscure double glazed window.

OFFICE / LIVING ROOM A versatile and spacious office or living area accessed from the ground floor bedroom, perfectly suited for independent living, a home office, or additional reception space. Features include Velux windows, a porthole style window, and a gas central heating radiator.

FIRST FLOOR

BEDROOM A spacious double bedroom situated to the rear aspect, overlooking the well maintained gardens and offering generous space for furnishings. The room benefits from a uPVC double glazed window, gas central heating radiator, and access to a private en-suite shower room.

EN-SUITE Comprising a low level WC, wall mounted wash hand basin with storage beneath, and a shower enclosure. Finished with complementary aqua panelling and a uPVC obscure double glazed window.

BEDROOM A further generously sized double bedroom with ample space for furnishings, featuring a uPVC double glazed window, gas central heating radiator, and access to a private en-suite bathroom.

EN-SUITE A three piece suite comprising a low level WC, vanity wash hand basin with storage beneath, and a corner bath. Finished with aqua panelled walls and a uPVC obscure double glazed window.

SECOND FLOOR

BEDROOM A generously proportioned double bedroom featuring built in eaves storage, Velux windows, and a gas central heating radiator.

BEDROOM A well proportioned single bedroom, ideal as a child's bedroom, home office, or study, with a uPVC double glazed window and gas central heating radiator.

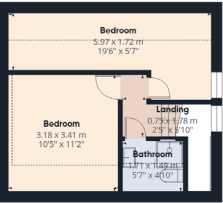
Hidden expansive storage in eave accessed by a panelled removable wall unit.

SHOWER ROOM A contemporary shower room comprising a low level WC, vanity wash hand basin with storage beneath, and a wall mounted shower with wet room style flooring. Finished with modern aqua panelling, a Velux window, and a white heated towel rail.

OUTSIDE

REAR GARDEN The property enjoys a sunny and beautifully landscaped rear garden, featuring a patio area accessed directly from the kitchen and ground floor bedroom, perfect for entertaining and alfresco dining. Steps rise to a raised sun deck, ideal for outdoor relaxation, which leads around to the side of the property where an artificial lawn provides a low maintenance outdoor space.

PARKING To the front of the property is off road parking.



Address 'Knapp Park Road, Paignton, TQ4 7LA'

Tenure 'Leasehold'

Council Tax Band 'TBC'

EPC Rating '62 | D'

Taylor's Estate Agents
256 Torquay Road
Paignton
TQ3 2EZ