



Guide Price £425,000 - £450,000

Laura Grove, Preston, Paignton, TQ3 2LN

A well presented three bedroom detached bungalow located within the highly sought after location of Preston, Paignton. The property comprises of a welcoming entrance hallway, a spacious kitchen/breakfast room, a large living room through to dining room, three bedrooms, two bathrooms, a useful utility room, sunny rear gardens, off road parking, and a garage. The property is ideally situated within easy reach of schools, Oldway mansions, local shops, doctors and pharmacies, bus links and more.



ENTRANCE HALL A uPVC double glazed front door opens into a wide and welcoming entrance hallway, providing access to the principal rooms. The space benefits from two fitted storage cupboards, overhead lighting, and a gas central heating radiator.

KITCHEN/BREAKFAST ROOM A bright and spacious kitchen/breakfast room fitted with an extensive range of wall, base, and drawer units complemented by square edged work surfaces. Features include a composite sink with drainer, integrated dishwasher, under counter fridge, electric oven with grill, and a four ring hob with extractor hood above. Finished with tiled splash back, a uPVC double glazed window, side access door and gas central heating radiator.

LOUNGE/DINING ROOM A generously proportioned living space positioned to the rear of the property, enjoying direct access to the sunny rear garden via sliding patio doors. The room offers ample space for a variety of furnishings and boasts a feature fireplace and TV point. An archway leads through to the spacious dining area, comfortably accommodating a 6 seater dining table. Dual aspect uPVC double glazing and two gas central heating radiators.

BEDROOM ONE A spacious principal bedroom overlooking the beautifully maintained front garden, offering ample room for freestanding furniture. Features include a uPVC double glazed window and gas central heating radiator.

GROUND FLOOR BATHROOM A family bathroom comprising a low level WC, pedestal wash hand basin, panelled bath, and separate shower enclosure. Additional features include a built in dressing table, part tiled walls, extractor fan, two obscure uPVC double glazed windows, and a gas central heating radiator.

FIRST FLOOR

BEDROOM TWO A wonderfully spacious double bedroom offering generous accommodation, built in wardrobes, access to eaves storage, dual aspect uPVC double glazed windows, and a gas central heating radiator.

BEDROOM THREE A versatile third bedroom, ideal as a child's room, home office, or study. Finished with a uPVC double glazed window and gas central heating radiator.

SHOWER ROOM Fitted with a modern three piece suite comprising a low level WC, vanity wash hand basin with storage below, and a corner double shower enclosure. Complementary tiling, additional storage access, Velux window and chrome heated towel rail.

OUTSIDE The property boasts a wonderfully large, sun soaked rear garden designed for both relaxation and entertaining. A patio area accessed directly from the living space provides the perfect setting for alfresco dining, with steps leading down to a further spacious patio bordered by mature shrubs and planting. A lawned area sits alongside the patio as well as timber built summer house. A pathway through established trees and shrubs reveals an additional secluded garden area featuring a greenhouse, shed, further mature planting, and a small lawn. To the front the property benefits from off road parking, a lawned garden, and established planting.

UTILITY ROOM A practical utility area offering space and plumbing for both a washing machine and tumble dryer. Fitted with base and wall units, roll edged work surfaces, stainless steel sink unit, overhead lighting, and power points.

GARAGE Single garage with electric door, workbench, generous storage space, overhead lighting, and power points.



Address 'Laura Grove, Preston, Paignton, TQ3 2LN'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '68| D'

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