

Durham Close, Paignton

£330,000

Bedrooms: 4 | Bathrooms: 3 | Receptions: 1

A beautifully presented four-bedroom townhouse, situated in a sought-after cul-de-sac in the popular Lower Preston area, offering ample off-road parking and an integral garage. To arrange a viewing, please quote CS1097 when calling.

Approached by a long driveway offering parking for several vehicles, this inviting home opens into a spacious reception hall. From here, you'll find convenient access to a ground floor shower room, bedroom four, a practical utility room with garden access, and the integral garage. On the first floor, a bright landing leads to the comfortable sitting room with a Juliet balcony. This floor also hosts the modern, integrated kitchen and dining room. On the second floor are three well-proportioned bedrooms, two of which offer glimpses of the sea towards Brixham, the main bedroom with an ensuite and there is a contemporary family bathroom.

Outside, the property has a lawned front garden, while the rear features a level garden with a resin patio directly accessible from the utility room. A further lawned area and an additional patio/seating space at the rear of the garden provide ample outdoor enjoyment, all enclosed by timber fencing with gated rear access. With local amenities and transport links within easy reach, an internal inspection is highly recommended to fully appreciate the versatile accommodation and desirable location on offer.

THE ACCOMMODATION COMPRISES:

Portico entrance with composite door to:

RECEPTION HALL - 6.32m x 2.44m (20'9" x 8'0") Maximum measurements.

Coved and textured ceiling with pendant light points, smoke detector, stairs with handrail to first floor, radiator, under stairs storage cupboard, doors to:

BEDROOM FOUR - 2.69m x 2.64m (8'10" x 8'8")

Coved and textured ceiling with directional spotlights, UPVC double glazed window to rear aspect, radiator with thermostat control.







GROUND FLOOR SHOWER ROOM/WC - 2.06m x 1.37m (6'9" x 4'6")

Light point, extractor fan, comprising walk-in shower enclosure with glazed screen, vanity unit with inset wash hand basin, WC, heated towel rail, tiled floor.

UTILITY ROOM - 2.44m x 2.36m (8'0" x 7'9") Maximum measurements.

Textured ceiling with directional spotlights, UPVC double glazed door opening onto the rear garden, radiator. Base units with worktop over and inset sink and drainer, tiled surrounds, wall cabinets, space and plumbing for washing machine, space for tumble dryer, wall mounted boiler.

INTEGRAL GARAGE - 5.26m x 2.69m (17'3" x 8'10")
Spotlights, up and over door, electric meter and consumer unit, power sockets.

KITCHEN/DINER - 5.28m x 3.94m (17'4" x 12'11") Maximum measurements.

KITCHEN - Textured ceiling with directional spotlights, UPVC double glazed window to rear aspect. Fitted kitchen comprising a range of base and drawer units with granite work surfaces over, inset 1.5 bowl sink with mixer tap over, inset electric hob with extractor over, tiled surrounds, built-in double electric oven, built-in microwave, integral fridge and freezer, integral dishwasher, built-in wine chiller, opening to:

DINING ROOM - Coved and textured ceiling with light points, UPVC double glazed window to rear aspect, radiator with thermostat control.

FIRST FLOOR LANDING - 4.01m x 1.96m (13'2" x 6'5")

Coved and textured ceiling with pendant light point, smoke detector, radiator, UPVC double glazed window to front aspect, stairs with handrail to second floor, doors to:

SITTING ROOM - 4.95m x 3.25m (16'3" x 10'8")

Coved and textured ceiling with pendant light point, smoke detector, UPVC double doors to Juliet balcony, radiator with thermostat control, TV connection point, door to hallway.

SECOND FLOOR LANDING

Coved and textured ceiling with light point, smoke detector, radiator with thermostat control, airing cupboard housing the hot water cylinder with slatted shelving over, doors to:

BEDROOM ONE - 3.2m x 2.87m (10'6" x 9'5")
Coved and textured ceiling with light point, UPVC double glazed window to front aspect, radiator with thermostat control, fitted double wardrobe, door to:

EN SUITE SHOWER ROOM/WC - 2.84m x 1.78m (9'4" x 5'10") Maximum measurement.

Inset spotlights, extractor fan, UPVC obscure glazed window. Comprising shower enclosure with pivoting door, vanity unit with wash hand basin, WC, heated towel rail, tiled floor.

BEDROOM TWO - 3.84m x 2.36m (12'7" x 7'9") Maximum measurement.

Coved and textured ceiling with pendant light point, UPVC double glazed window to rear aspect with sea glimpses towards Brixham, radiator with thermostat control.

BEDROOM THREE - 2.72m x 2.59m (8'11" x 8'6") Maximum measurement.

Coved and textured ceiling with pendant light point, UPVC double glazed window to rear aspect with sea glimpses towards Brixham, radiator with thermostat control, hatch to loft space.

BATHROOM/WC - 1.93m x 1.63m (6'4" x 5'4")

Inset spotlights, extractor fan. Comprising freestanding bath with mixer tap over, vanity unit with wash hand basin, WC, tiled floor, heated towel rail.

OUTSIDE

FRONT - At the front of the property is a lawned garden and a long driveway providing off-road parking for several vehicles, leading to the front door.

REAR - To the rear of the property is a level garden with a resin patio area accessed immediately from the utility. There is a level lawned space and then a further patio/seating area to the rear of the garden. Enclosed by timber fence with gated rear access. Outside light and outside power socket.

USEFUL INFORMATION
Tenure – Freehold
Age - TBC
Heating - Gas central heating
Drainage - Mains
Windows - Double glazed
Council Tax Band - D
EPC Rating - TBC





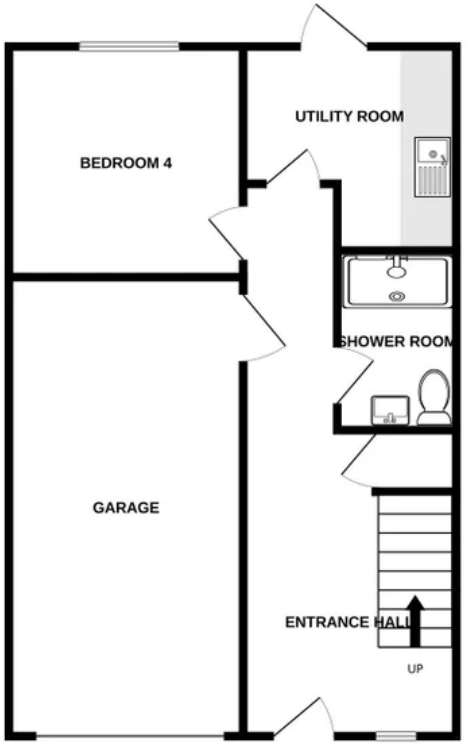




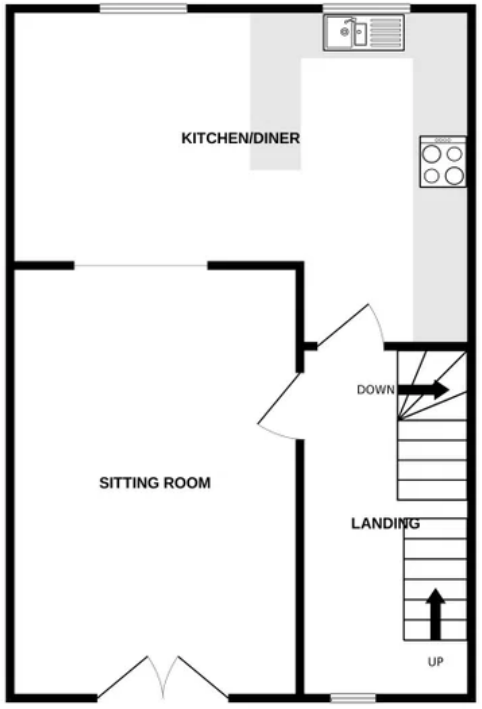




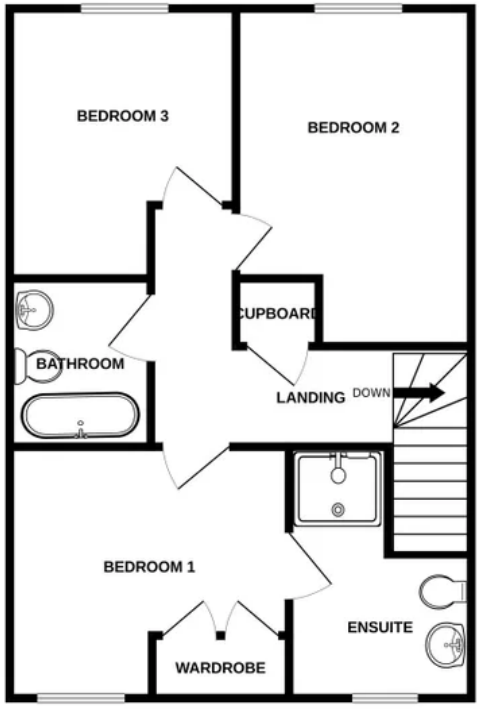
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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