



Asking Price Of £390,000

Chartwell Close,  
Paignton, TQ3 3LT

A beautifully presented four bedroom detached family home located within a cul-de-sac on the popular heritage park development. The property has been renovated to a high standard through out and comprises of a welcoming entrance hallway, a useful downstairs cloakroom, a large open plan lounge/diner, a modern kitchen, a handy utility room, four bedrooms with the master being en-suite, a further contemporary family bathroom, sun soaked rear gardens, ample off road parking and garage store. The home is ideally located within easy reach of both primary and secondary schools, bus links, an array of supermarkets, doctors and pharmacies, the ring road and more.



**ENTRANCE** A uPVC composite double glazed front door opens into a wide, welcoming hallway featuring laminate flooring, under stairs storage, a modern gas central heated radiator and doors to the adjoining rooms. A sleek and contemporary staircase rises to the first floor.

**LIVING ROOM / DINING AREA** A bright and spacious open plan lounge/diner, perfect for modern living and entertaining. This generous room offers ample space for furnishings, TV and internet points, a feature gas fireplace, uPVC double glazed window and French doors that flow seamlessly onto the rear garden. Two gas central heated radiators.

**KITCHEN** A beautifully designed, newly fitted kitchen offering a comprehensive range of wall, base and drawer units with square edged work surfaces. Features include a 1½ bowl composite sink and drainer, eye level electric double oven with grill and integrated microwave, induction hob with extractor hood above, integrated dishwasher and bin store and space for an American style fridge freezer. The space is finished with tiled splashbacks, a modern vertical radiator, uPVC double glazed window and a composite door leading to the side access. An archway connects the kitchen to the dining area ideal for family living.

**UTILITY ROOM** A practical and contemporary utility room with additional wall and base units, roll edged work surfaces, a stainless steel sink and drainer and space and plumbing for a stacked washing machine and dryer. An internal door leads directly into the garage store and an electric radiator.

**CLOAKROOM** A convenient ground floor cloakroom featuring a low level WC, wall mounted wash hand basin with storage below, complementary tiling, fuse box, uPVC obscure double glazed window and chrome heated towel rail.

**FIRST FLOOR**

**BEDROOM ONE** A wonderfully spacious master bedroom positioned at the front of the property. uPVC French tilt and turn doors open to a Juliet balcony, and modern built in wardrobes provide great storage. A modern vertical radiator and a door leading to the en-suite.

**EN-SUITE** A stylish and contemporary en-suite featuring a low level WC, twin “his and hers” vanity sinks with storage below, and a walk in shower enclosure. Finished with modern PVC panelling, a mirrored medicine cabinet, uPVC obscure double glazed window and a chrome heated towel rail.

**BEDROOM TWO** A generously sized double bedroom overlooking the sun soaked rear garden. Benefits include built in wardrobes, a uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** Another spacious double bedroom featuring built in wardrobes, a uPVC double glazed window and a gas central heated radiator.

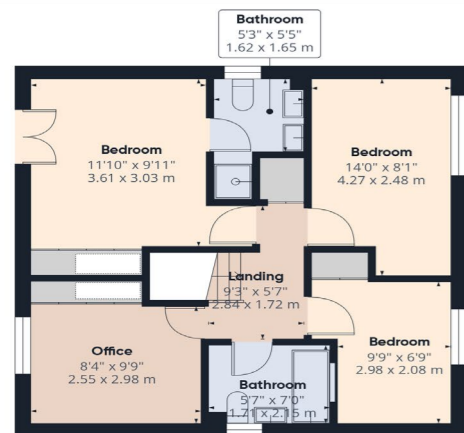
**BEDROOM FOUR** A versatile fourth bedroom ideal as a bedroom, home office, study, or hobby room. Includes built in wardrobes, uPVC double glazed window and gas central heated radiator.

**FAMILY BATHROOM** A beautifully finished modern bathroom comprising a low level WC, vanity wash hand basin with storage below, and a panelled bath with shower over and glass screen. Further features include contemporary tiling, LED mirror, extractor fan, uPVC obscure double glazed window and chrome heated towel rail.

**OUTSIDE** A sun soaked, south east facing rear garden thoughtfully designed for low maintenance. It offers a spacious decked area ideal for alfresco dining, an artificial lawn section and decorative pebble stones.

**PARKING** To the front the property provides off road parking for up to three vehicles.

**GARAGE STORE** Featuring an electric roller door, ample storage space, overhead lighting, and an internal door leading conveniently into the utility room.



Address 'Chartwell Close, Paignton, TQ3 3LT'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '66 | D'

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