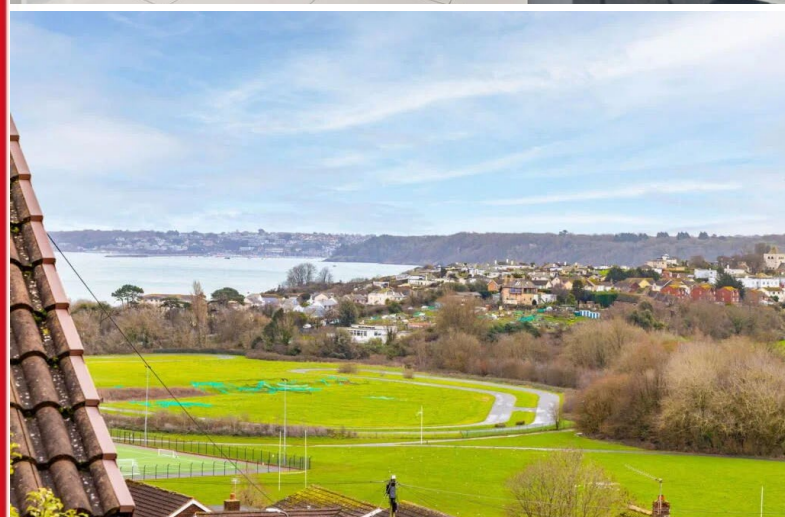




Taylor's
sales & lettings

Guide Price £500,000 - £525,000

Penwill Way, Paignton,
TQ4 5JN

An exceptional four bedroom family home offering an incredible amount of beautifully presented and versatile accommodation, complemented by fantastic views across Clennon Valley and towards the sea and Brixham. Arranged over multiple levels, the property has been thoughtfully designed to make the most of its elevated position, with a superb lounge opening directly onto a large sun terrace, an impressive kitchen/breakfast room and a luxurious principal bedroom suite. Outside, the low-maintenance tiered gardens continue to enjoy the wonderful outlook, whilst a wide driveway and double garage provide excellent parking. Two additional loft rooms offer further useful and adaptable space, making this a fantastic home for growing families and those working from home.



RECEPTION HALL A fantastic introduction to the property, entered through a double glazed composite front door. Stairs with wall lighting rise to the main hallway, with two double glazed windows providing plenty of natural light. Further features include inset spotlights, radiator and attractive glazed oak double doors opening into the lounge.

LOUNGE A truly impressive principal reception room with fantastic proportions and an abundance of natural light. One of the standout features is the extensive glazing and triple fold-back doors, which frame the wonderful outlook across Clennon Valley and towards the sea and Brixham. The doors open directly onto the sun terrace, allowing the living space to connect seamlessly with the outside and creating a superb setting for entertaining during the warmer months. The room provides ample space for a substantial sofa suite and additional furniture, with contemporary wall lighting, two radiators and a further double glazed side window. Glazed oak double doors lead through into the second reception room.

DINING ROOM / SECOND SITTING ROOM A wonderfully versatile second reception room which could be utilised as a formal dining room, additional sitting room, cinema room or family space. Benefitting from a double glazed window, radiator and contemporary wall lighting.

BEDROOM FOUR / HOME OFFICE A great-sized ground floor double bedroom offering excellent flexibility. Its position close to the entrance makes it particularly well suited to those requiring a substantial home office, whilst still providing more than enough space to function as a comfortable fourth bedroom. Double glazed window and radiator.

SHOWER ROOM A modern ground floor shower room comprising a corner shower enclosure with electric shower, vanity wash hand basin with illuminated mirror and a WC with concealed cistern. Finished with contemporary tiling, tiled flooring, chrome heated towel rail, spotlights and extractor fan.

FIRST FLOOR

KITCHEN / BREAKFAST ROOM A superb kitchen and one of the real highlights of the home, providing an excellent combination of cooking, dining and informal living space. The kitchen is fitted with a high-quality range of contemporary handleless units finished in contrasting charcoal and grey, complemented by composite marble work surfaces. Integrated appliances include a Bosch five-zone induction hob, Bosch double oven, combination microwave, dishwasher, wine cooler and fridge/freezer. There is ample space within the breakfast and snug area for a family dining table or comfortable seating, making this a fantastic social space. Fold-back double glazed doors open directly outside, allowing the room to flow naturally into the garden. Contemporary wall lighting, inset spotlights and tiled flooring complete the room.

UTILITY ROOM A separate utility room fitted with modern high-gloss storage units and work surfaces, together with an inset stainless steel sink and washing machine. The property's boiler is also positioned here and is operated via a Nest Wi-Fi system. Further benefitting from a double glazed window, tiled flooring and spotlights.

BEDROOM ONE A beautiful principal double bedroom enjoying an impressive outlook across Clennon Valley, its nature reserve and playing fields, together with views towards the sea and Brixham. Full-height double glazed windows make the most of the outlook and allow plenty of natural light into the room. Further benefitting from built-in mirrored wardrobes, radiator and inset spotlights, with access leading into a dedicated dressing area.

DRESSING AREA A fantastic addition to the principal suite with further built-in mirrored wardrobe storage, radiator and spotlights, leading directly into the en-suite bathroom.

EN-SUITE BATHROOM An exceptionally spacious and beautifully finished four-piece en-suite. The suite comprises a freestanding double-ended bath, large glazed walk-in shower with rainfall shower head, vanity wash hand basin and wall-mounted WC with concealed cistern. Contemporary wall and floor tiling complements the suite, alongside a substantial wall mirror, two heated towel rails, spotlights and a double glazed window enjoying further views.

SECOND FLOOR

BEDROOM TWO A generously proportioned double bedroom with useful built-in wardrobes behind oak doors. Further benefitting from a double glazed window, radiator, spotlights and wall-mounted television point.

BEDROOM THREE Another fantastic-sized double bedroom with built-in mirrored wardrobes providing excellent storage. Double glazed window, radiator and wall-mounted television point.

FAMILY BATHROOM A well-presented family bathroom comprising a panelled bath, vanity wash hand basin and wall-mounted WC with concealed cistern. Finished with tiled flooring, partially tiled walls, heated towel rail and inset spotlights, with a double glazed window providing natural light.

LOFT ROOMS The property further benefits from two interconnected loft rooms providing extremely useful additional space. Due to the restricted headroom, these rooms are particularly suited to storage, hobby use or a study area rather than conventional bedroom accommodation.

LOFT ROOM ONE A useful and versatile space with Velux and additional double glazed windows, including views across Clennon Valley. Benefitting from radiator, spotlights and power, with a connecting door into the second loft room.

LOFT ROOM TWO A further substantial loft space with two Velux windows and an additional low-level double glazed window. Benefitting from radiator, spotlights and power points.

OUTSIDE

SUN TERRACE Leading directly from the lounge is a superb elevated sun terrace finished with composite decking and contemporary glass and chrome balustrades. This is a fantastic extension of the main living accommodation and provides an ideal setting for outdoor seating and entertaining whilst enjoying the impressive views across Clennon Valley, towards Berry Head and the surrounding coastline.

REAR GARDEN The rear garden has been thoughtfully designed with ease of maintenance in mind and is arranged across three patio levels. Raised planting areas provide greenery whilst the contemporary glass and chrome balustrades complement the modern finish of the home. The elevated position allows the upper areas of the garden to take full advantage of the wonderful valley and sea views, creating a fantastic outdoor space for relaxing and entertaining.

DOUBLE GARAGE & DRIVEWAY A wide driveway provides excellent off-road parking and leads to a substantial double garage. The garage benefits from a remote-controlled roller door together with power and lighting.



Address 'Penwill Way, Paignton, TQ4 5JN'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '87 | B'