



Guide Price £280,000 - £295,000

Rushlade Close,  
Paignton, TQ4 7BZ

A well presented three bedroom semi detached family home located within a cul-de-sac on the popular Roselands estate. The home comprises of a welcoming hallway, a useful downstairs cloakroom, an open plan lounge/diner, kitchen, a spacious conservatory, three bedrooms, a modern family bathroom, sunny rear gardens, off road parking and garage. The home is ideally situated within easy reach of both primary and secondary schools, South Devon College, an array of shops and supermarkets, cafes, bus links and more.



**ENTRANCE HALLWAY** A composite double glazed front door opens into a welcoming inner hallway, featuring stairs rising to the first floor and doors leading to the principal ground floor rooms. The space benefits from overhead lighting, a useful under stairs storage cupboard and a gas central heating radiator.

**CLOAKROOM** A convenient ground floor cloakroom fitted with a low level WC and a vanity wash hand basin with storage beneath. Additional features include a uPVC obscure double glazed window and a contemporary heated towel rail.

**KITCHEN** A modern, well appointed kitchen offering a range of wall, base, and drawer units with fitted work surfaces. Integrated appliances include an electric oven with grill and a four ring electric hob with extractor hood above. There is space and plumbing for a washing machine as well as space for a fridge freezer. Further features include a stainless steel sink with drainer, tiled splashbacks, uPVC double glazed windows, and a uPVC double glazed door providing access to the rear garden.

**LOUNGE/DINER** A spacious and versatile open plan lounge/diner, ideal for both everyday living and entertaining. The lounge area features an electric fireplace, television and internet points, a uPVC double glazed window, and a gas central heating radiator. The dining area comfortably accommodates a 6/8 seater table and benefits from a further uPVC double glazed window, a gas central heating radiator and direct access to the conservatory.

**CONSERVATORY** A bright and airy conservatory providing an excellent additional reception space, perfect as a further sitting room or hobby area. With double aspect uPVC double glazing and sliding patio doors, the room enjoys an abundance of natural light and seamless access to the garden.

## FIRST FLOOR

**BEDROOM ONE** A generously proportioned principal bedroom positioned at the front of the property, overlooking the well maintained front garden. The room benefits from deep mirror fronted built in wardrobes, an additional storage cupboard, a uPVC double glazed window, and a gas central heating radiator.

**BEDROOM TWO** A well sized double bedroom with views over the rear garden, complete with a uPVC double glazed window and gas central heating radiator.

**BEDROOM THREE** A spacious single bedroom, ideal for use as a child's room, home office, or study. The room includes a built in wardrobe, uPVC double glazed window, and gas central heating radiator.

**BATHROOM** A modern family bathroom comprising a low level WC, a wall mounted wash hand basin with storage below, a panelled bath, and a separate walk in double shower. The room is finished with contemporary tiling, a uPVC obscure double glazed window, extractor fan and a heated towel rail.

## OUTSIDE

**REAR GARDEN** A beautifully maintained and sunny rear garden, thoughtfully arranged to provide both relaxation and entertaining space. A generous patio area accessible from both the kitchen and conservatory is ideal for alfresco dining. Steps lead down to a well kept lawn bordered by mature shrubs and planting. A paved pathway extends to a charming timber built arbour, creating a further seating area. Additional features include outdoor power points and a water butt.

**FRONT & PARKING** To the front of the property there is off road parking leading to the garage.

**GARAGE** A practical garage fitted with a metal up and over door, offering ample storage space. The garage is equipped with power, lighting, and a fitted workbench.

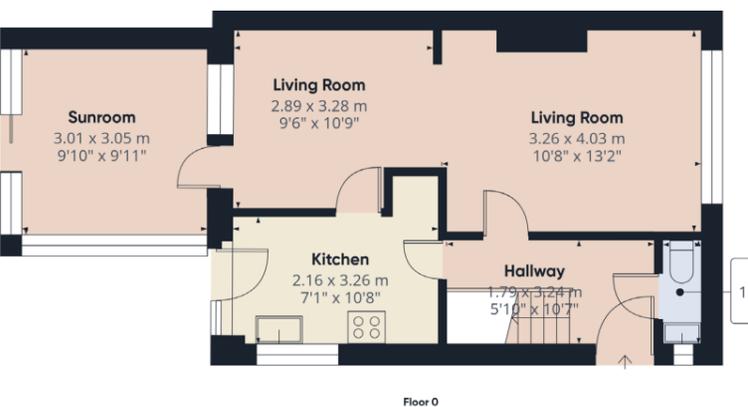
Address 'Rushlade Close, Paignton, TQ4 7BZ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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Floor 0

