



Asking Price Of £375,000

Godfrey Avenue,
Preston, Paignton,
TQ3 1EY

A truly special two bedroom double-bay-fronted detached bungalow occupying an exceptionally generous and level plot on the highly desirable Godfrey Avenue in Preston. Coming to the market having been cherished by the same family for over 70 years, this is a rare opportunity to acquire a wonderfully individual home in one of the area's most popular residential locations. The property offers two fantastic double bedrooms, a spacious dual-aspect lounge, great-sized kitchen, separate utility room and excellent outside space, with level gardens wrapping around the home. A block-paved driveway provides parking for three vehicles alongside a fully detached garage. Ideally positioned within easy reach of Preston's local shops, doctors surgery, pharmacy and everyday amenities, whilst enjoying a peaceful residential setting.



ENTRANCE HALLWAY A wonderfully wide and welcoming entrance hallway providing an immediate sense of the space found throughout the bungalow. Flooded with natural light through a frosted uPVC double glazed entrance door, the hallway benefits from a radiator and useful built-in cupboard/airing storage.

LOUNGE A fantastic-sized dual-aspect lounge with the beautiful bay-fronted window creating a particularly bright and inviting living space. There is ample room for a substantial sofa suite and additional lounge furniture, whilst an electric fireplace provides an attractive focal point. Further benefitting from two radiators.

BEDROOM ONE A superb principal double bedroom offering excellent proportions and plenty of room for a large bed, wardrobes and additional bedroom furniture. The impressive bay-fronted uPVC double glazed window allows an abundance of natural light into the room, complemented by a radiator.

BEDROOM TWO A further generously proportioned double bedroom, again benefitting from a large uPVC double glazed bay window which creates a wonderfully light and spacious feel. Radiator.

BATHROOM A bright and well-proportioned bathroom comprising a large walk-in shower enclosure, WC and vanity wash hand basin. Finished with tiled splashbacks and a heated towel rail, whilst two frosted uPVC double glazed windows provide excellent natural light and privacy.

KITCHEN / BREAKFAST ROOM A fantastic-sized kitchen offering plenty of storage and preparation space whilst also comfortably accommodating a small dining table and chairs. The kitchen is equipped with a built-in electric oven, four-ring gas hob and extractor, alongside space for a fridge. Tiled splashbacks provide a practical finish, whilst uPVC double glazed windows allow plenty of natural light into the room. Radiator.

UTILITY ROOM A particularly useful and practical addition to the bungalow, providing dedicated space and plumbing for a washing machine alongside fitted cupboard storage and a stainless steel sink with mixer tap. The room enjoys a dual aspect with two uPVC double glazed windows and a door providing direct access into the garden. The combination gas boiler is also housed within the utility room. Radiator.

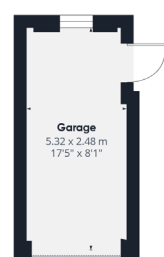
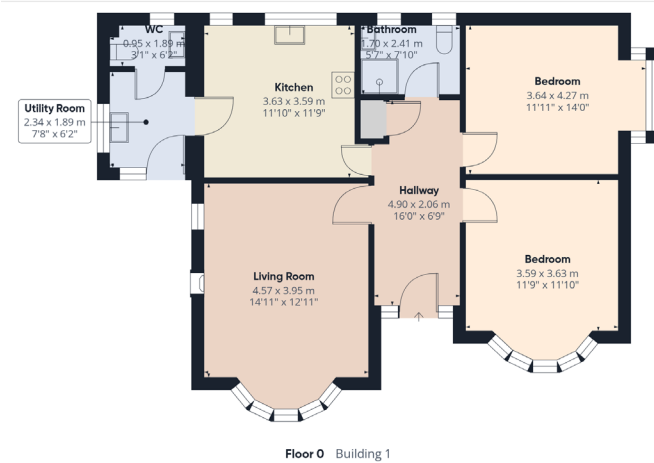
SEPARATE WC A convenient separate cloakroom comprising a WC and vanity wash hand basin, complemented by a heated towel rail and frosted uPVC double glazed window.

OUTSIDE

WRAPAROUND GARDENS One of the real standout features of the property is its exceptionally generous and level plot. The gardens wrap around the bungalow and provide a fantastic amount of usable outside space, predominantly laid to lawn. The combination of the detached position, level grounds and sheer amount of outside space makes this a particularly rare offering within Preston.

DETACHED GARAGE A fully detached garage providing excellent additional parking, storage or workshop space and benefitting from an electricity supply.

DRIVEWAY A substantial block-paved driveway provides convenient off-road parking for approximately three vehicles.



Address 'Godfrey Avenue, Preston, Paignton, TQ3 1EY'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'