



Blue Waters Drive, Broadsands, Paignton, TQ4 6JE



£550,000 Freehold



Set within the desirable Blue Waters Drive area of Broadsands Paignton a beautifully appointed **TWO BEDROOM DETACHED BUNGALOW** that combines generous proportions with a thoughtfully designed layout ideal for modern living.

This attractive home enjoys a peaceful setting while remaining conveniently positioned for access to local amenities, coastal walks, and the wider attractions of the English Riviera.

The property immediately impresses with its welcoming frontage, where a broad lawned garden is interspersed with established flowerbeds and mature shrubs, creating a charming first impression. Two substantial driveways at each side of the property provide ample off-road parking for multiple vehicles, complemented by a **DOUBLE GARAGE** offering further practicality for storage or workshop use.

Internally, the bungalow has been carefully arranged to provide a natural flow between living spaces. A large welcoming entrance hall gives access to the principal rooms and has a double cloaks cupboard and further useful storage cupboard.

The lounge is a standout feature, benefitting from a dual-aspect outlook that allows natural light to pour in while offering pleasant views over the gardens. A characterful log burner forms a central focal point, creating a warm and inviting atmosphere. This fireplace is cleverly designed as a back-to-back feature, also serving the adjoining dining room, enhancing both spaces with a sense of continuity and charm.

The dining room is open plan to the kitchen, making it an ideal setting for both everyday living and entertaining. It enjoys a garden outlook and connects seamlessly via an opening into a generously proportioned kitchen-breakfast room.

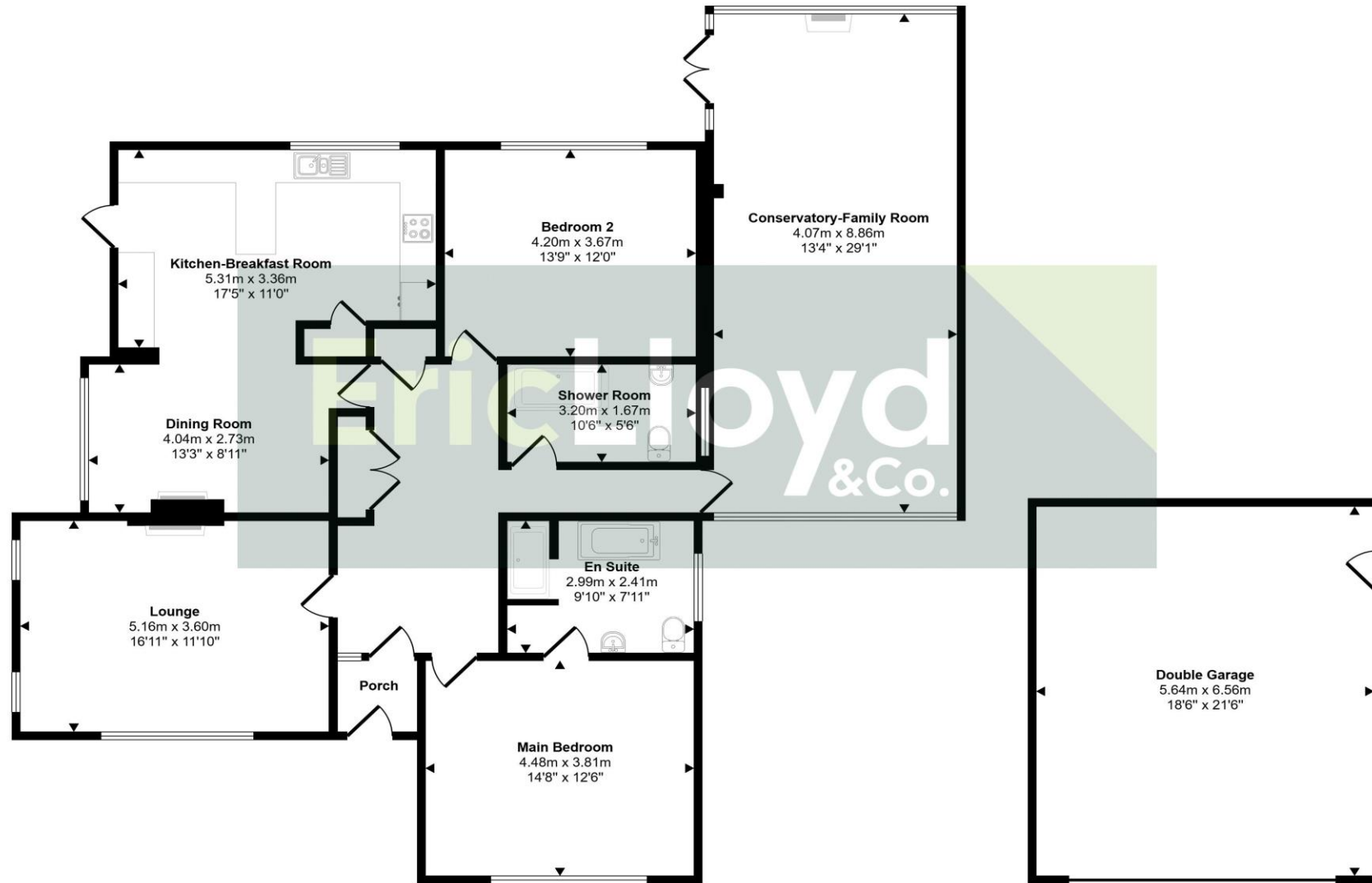
The kitchen is well equipped with an excellent range of pale blue wall and base units, complemented by ample worktop space and a breakfast bar for informal dining. Integrated appliances include an electric double oven with grill and a four-burner gas hob with cooker hood above, while there is provision for additional white goods. A cupboard discreetly houses the Worcester gas-fired boiler, supplying central heating and hot water. Windows and a door lead directly to the rear garden, further enhancing the indoor-outdoor connection.

A particularly versatile addition to the home is the large conservatory, positioned to one side of the property. This bright and sociable space serves as a secondary reception area, currently arranged for both seating and dining. A further log burner adds to its year-round appeal, while its outlook over both the front and rear gardens creates a tranquil environment ideal for relaxation or entertaining guests.

The accommodation has two well-proportioned double bedrooms, both having some built in wardrobes. The principal bedroom benefits from a private en suite bathroom, featuring a double-sized shower enclosure, panelled bath, W.C, and washbasin. The second bedroom, located to the rear, is served by a stylish contemporary shower room fitted with a walk-in shower, close-coupled W.C, and a modern two drawer vanity unit with inset basin, all complemented by attractive flooring.

Externally, the rear garden has been thoughtfully landscaped for ease of maintenance, with raised flower beds, planted borders, and carefully arranged seating areas providing an appealing outdoor retreat. Overall, this property offers a superb balance of comfort, style, and practicality in a sought-after coastal location.

Approx Gross Internal Area
192 sq m / 2071 sq ft



Floorplan
Approx 155 sq m / 1673 sq ft

Garage
Approx 37 sq m / 398 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 81% / THREE 80% / VODAPHONE 71% / O2 62%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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