



Guide Price £700,000 - £750,000

Five Lanes Road,  
Marldon, Paignton,  
TQ3 1NQ

A 4/5 bedroom detached dormer house, situated in a favoured village of Marldon, with excellent ring road access. This truly stunning house is in immaculate condition and must be viewed to be appreciated including beautiful kitchen/breakfast room opening onto patio. Large lounge and second lounge. Garden room, three bathrooms and wrap around private gardens to include significant parking.



Composite front door to:-

**LARGE HALLWAY** Feature central heating radiator. uPVC double glazing, vinyl luxury herringbone flooring.

**LOUNGE** Feature stone fireplace surround with inset real flame gas fire. Natural wood effect flooring. Central heating radiator. UPVC Double glazed French doors opening onto patio.

**KITCHEN/BREAKFAST BAR/ DINING ROOM** Natural wood Howdens luxury integrated kitchen comprising 1.5 ceramic bowl sink unit cupboards and drawers under with quartz work tops. Further wall and base units. Matching wall units above. Concealed extractor fan above range style cooker. Central island with butcher's block style oak work top. Further matching floor to ceiling style larder cupboards. Feature central heating radiators. Vinyl luxury herringbone flooring.

**LARGE UTILITY ROOM** separate to kitchen, with s/steel sink complete with cupboards and work surfaces.

**SECOND LOUNGE/SNUG/GAMES ROOM** Central heating radiator and uPVC double glazing. Natural wood effect flooring.

**BEDROOM FOUR** uPVC double glazed window and uPVC French double doors onto patio. Central heating radiator.

**BATHROOM** Modern suite comprising panelled bath, vanity basin, low level WC, fully tiled, shower screen and heated towel rail. Natural wood effect flooring

**GALLERIED LANDING** uPVC double glazing and spot lighting. Access to part boarded loft running full length of house.

**MASTER BEDROOM** Built in wardrobes. Central heating radiator. uPVC double glazing with sea and country views. Spot lighting. Wood effect flooring

**ENSUITE** Delightful luxury suite comprising walk in walk out shower cubicle with mains shower. Double vanity basin, chrome heated towel rail and uPVC double glazing. Part tiled and part feature wallcoverings. Underfloor heated tiled flooring

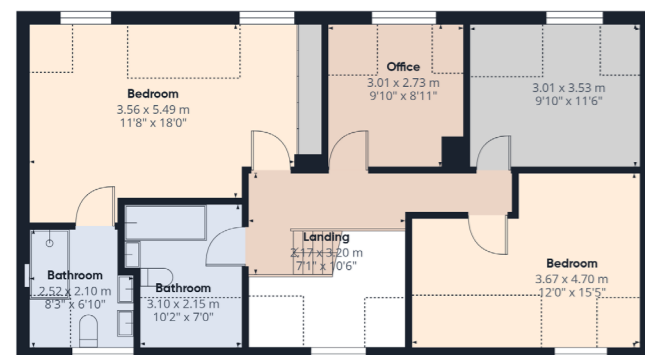
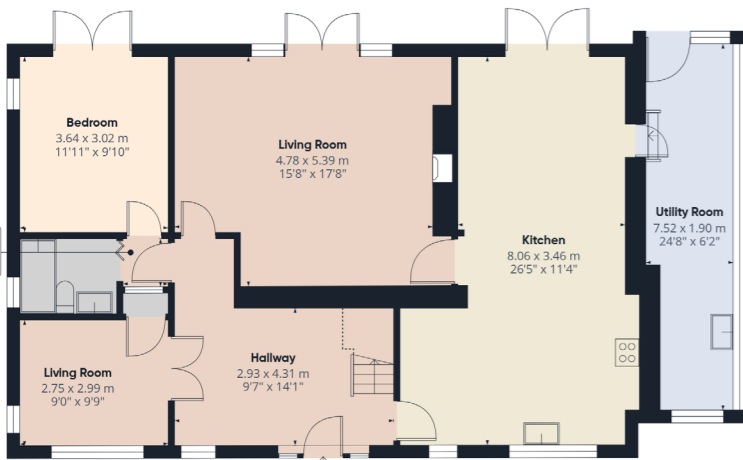
**BEDROOM TWO** Central heating radiator. uPVC double glazing. Open views to woodland. Wood effect flooring.

**BEDROOM THREE** Central heating radiator. Wood effect flooring. Lovely sea and country views.

**STUDY/BEDROOM** Central heating radiator. uPVC double glazing.

**FAMILY BATHROOM** Panelled bath, pedestal wash hand basin, low level WC, chrome heated towel rail and double glazing.

**OUTSIDE** Sitting on approximately 1/4 acre plot with driveway and extensive parking plus detached garage. Separate store / workshop building. Access to the side opening onto large sunny lawned gardens with two large composite decked areas. Mature borders giving high levels of privacy. Summer house.



Address 'Five Lanes Road, Marldon, Paignton, TQ3 1NQ'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '71 | C'

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