



Guide Price £650,000 - £700,000

Goodrington Road,
Goodrington, Paignton,
TQ4 7HX

An exceptionally large family home that has been finished to a beautiful standard. The property comprises of a grand and welcoming inner hallway, a generously sized living room, an exceptionally large kitchen/diner/snug, a useful utility room, a handy boot room, four double bedrooms, two modern family bathrooms, large sun soaked rear gardens and ample off road parking. The property is ideally located within easy reach of restaurants, bus links, both primary and secondary schools, South Devon college, an array of supermarkets and more.



ENTRANCE HALL A solid oak front door opens into an exceptionally spacious and welcoming entrance hall, grand in both scale and presentation and comparable in size to many principal rooms, the hallway offers excellent space for furnishings and creates an immediate first impression of the home. A staircase rises to the first floor, while oak doors lead to the adjoining accommodation. Natural light floods the space through double glazed windows, complemented by feature overhead lighting, two gas central heating radiators and a useful walk in storage area for coats and household items.

LIVING ROOM A magnificent and generously proportioned living room positioned to the rear of the property, enjoying views across the beautifully landscaped and sun soaked gardens. Double aspect uPVC double glazed windows frame the gardens, while an elegant feature fireplace provides a striking focal point. The room offers ample space for furnishings and benefits from French doors opening to the garden, as well as additional French doors connecting to the kitchen area, perfect for entertaining and family gatherings. Three gas central heating radiators.

KITCHEN / DINING / FAMILY ROOM An outstanding and beautifully designed open plan kitchen, dining and snug area, perfectly suited to modern family living and entertaining. The kitchen features an extensive range of cream coloured shaker style wall, base and drawer units topped with luxurious granite work surfaces. Integrated appliances include a fridge and dishwasher, while a Belling range style cooker with a seven ring gas hob and extractor hood forms an impressive focal point. The island and end cupboards are curved and there is also power to the island.

At the centre of the room sits a substantial island with additional storage and breakfast bar seating, creating an ideal social hub. Two striking sky lanterns flood the space with natural light, while French doors provide a seamless connection to both the living room and the landscaped garden. uPVC double glazed windows overlook the rear gardens also.

UTILITY ROOM A generous utility room providing practical space for laundry and additional storage. The room offers plumbing for a washing machine and space for a fridge freezer, alongside a range of base and wall units with work surfaces above. A 1.5 bowl stainless steel sink and drainer, uPVC double glazed window and door leading directly to the garden add further convenience. A gas central heating radiator and an internal door leading to the boot room.

BOOT ROOM A well appointed and highly practical boot room featuring a built in bench with storage beneath and overhead units. Cupboards house the boiler and hot water system. An attractive oak barn style door provides access to the front of the property, making it ideal for everyday family use.

BEDROOM THREE A spacious ground floor double bedroom offering ample room for furnishings. A uPVC double glazed window provides natural light, complemented by a gas central heating radiator.

BEDROOM FOUR / STUDY Another well proportioned double bedroom located at the front of the property. This versatile room could equally serve as a home office, study or hobby room. Features include a uPVC double glazed window and gas central heating radiator.

FAMILY BATHROOM An impressive and contemporary family bathroom of exceptional size, beautifully finished with tiled walls and flooring. The suite comprises a low level WC, wall mounted wash hand basin, bath and a large walk in triple shower enclosure. Additional features include sun tunnels style windows above, an extractor fan, chrome heated towel rail and an additional gas central heating radiator.

FIRST FLOOR

BEDROOM ONE A beautifully bright and spacious principal bedroom enjoying views across the rear garden. The room offers excellent space for bedroom furnishings and benefits from a Velux window to the front, uPVC double glazed window to the rear, useful eaves storage and a gas central heating radiator.

BEDROOM TWO A further generously sized double bedroom with partial sea glimpses. The room features a Velux window to the front, a uPVC double glazed window overlooking the rear garden, eaves storage and a gas central heating radiator.

SHOWER ROOM A stylish shower room comprising a low level WC, wall mounted wash hand basin and walk in triple shower enclosure. Finished with tiled walls and flooring, the room also includes an obscure uPVC double glazed window, extractor fan, shaver point and chrome heated towel rail.

OUTSIDE

REAR GARDENS The property enjoys an exceptionally large and beautifully landscaped rear garden, thoughtfully designed for both relaxation and entertaining. Immediately adjoining the house is a generous patio terrace ideal for alfresco dining, leading down to a substantial lawn bordered by mature shrubs and established planting. A decorative pebble stone seating area provides an additional outdoor seating area, while to the far end of the garden sits a charming summer house, creating the perfect setting for relaxing during the summer months. The garden also includes a timber shed, covered bench area, outdoor lighting, external power points and a water tap. To the front of the property, a gated driveway provides ample off road parking for several vehicles. Mature shrubs enhance privacy and create an attractive approach to the home.



Address 'Goodrington Road, Goodrington, Paignton, TQ4 7HX'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '66 | D'

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