

Offers Over £300,000

Durham Close,
Paignton, TQ3 2QN

A beautifully presented three bedroom end of terraced home located within a quiet cul-de-sac in the highly desirable location of Preston, Paignton. The home comprises of a welcoming entrance hallway, a useful downstairs cloakroom, utility room, a modern kitchen/breakfast room, an open plan lounge/diner, three bedrooms with the master being en-suite, a contemporary family bathroom, wrap around rear gardens, off road parking and an integral garage. The home is perfectly situated within easy reach of schools, local shops, doctors and pharmacies, Preston beach, Coombe park, bus links and more.



ENTRANCE HALLWAY A uPVC double glazed composite front door opens into a wide and welcoming entrance hall. The space features a gas central heated radiator, overhead lighting, and doors leading to the adjoining rooms, with stairs rising to the first floor.

CLOAKROOM A stylish and practical downstairs cloakroom comprising a low level flush WC, wall mounted wash hand basin with integrated storage, a gas central heated radiator and an obscure uPVC double glazed window.

UTILITY ROOM This functional utility room offers excellent convenience with space and plumbing for both a washing machine and dryer. It includes a range of base and wall units, roll edged work surfaces, a stainless steel single bowl sink with drainer, the Worcester boiler and a gas central heated radiator. A uPVC double glazed door provides access to the rear garden.

BEDROOM THREE A third sizeable smaller double bedroom that is situated on the ground floor ideal as a guest room, study, hobby room etc. uPVC double glazed window and a gas central heated radiator.

FIRST FLOOR

KITCHEN/BREAKFAST ROOM A contemporary and well appointed kitchen/breakfast room featuring a wide range of modern base, wall and drawer units with stylish square edged worktops. Highlights include a 1½ bowl stainless steel sink with drainer, integrated electric oven and grill, four ring induction hob with extractor above, two built in larder cupboards and a dedicated coffee station nook. With space and plumbing for a fridge freezer, breakfast bar for 2 and two large uPVC double glazed windows overlooking the garden.

LOUNGE/DINING AREA This spacious and light filled lounge/diner, located to the front of the home offers ample space for both relaxing and entertaining. Features include a uPVC double glazed window, French doors opening onto a Juliet balcony, two gas central heated radiators, TV and internet points and stairs rising to the second floor.

SECOND FLOOR

BEDROOM ONE A generously proportioned master bedroom situated at the front of the property, complete with built in wardrobes, uPVC double glazed windows and a gas central heated radiator. A door leads to the en-suite.

EN-SUITE This modern en-suite features a low level flush WC, a vanity wash hand basin with storage below, and a corner shower unit. Finished with elegant two tone tiling, chrome heated towel rail, extractor fan and shaver point.

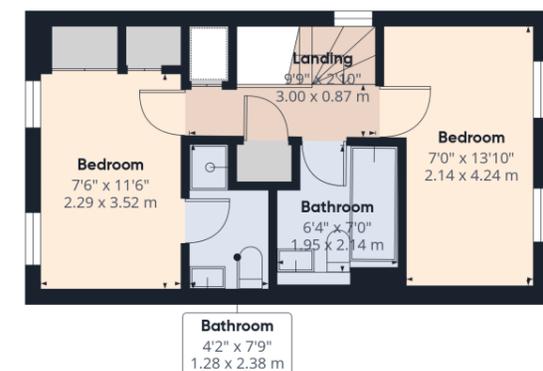
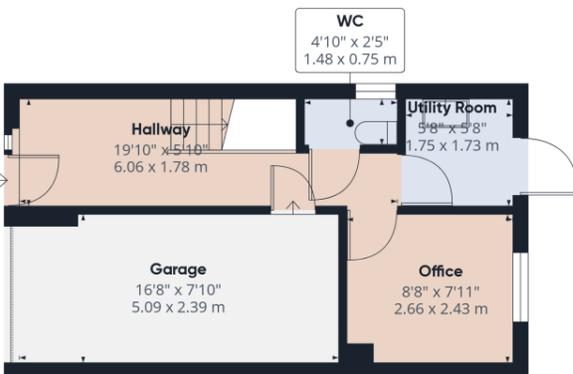
BEDROOM TWO A spacious second double bedroom overlooking the beautifully landscaped gardens, with two uPVC double glazed windows and a gas central heated radiator.

FAMILY BATHROOM A sleek and contemporary bathroom suite comprising a panelled bath with shower attachments, low level flush WC, vanity wash hand basin with storage below, chrome heated towel rail, modern tiling and an extractor fan.

OUTSIDE

REAR GARDEN The generous rear garden has been thoughtfully landscaped by the current owners to offer a series of inviting outdoor spaces. The first level features a sheltered seating area ideal for al fresco dining and entertaining, an artificial lawned section follows to the side with a further patio area, with steps then leading up to a raised patio, and further steps into a charming woodland style garden planted with mature shrubs, flowering plants and a striking Chestnut tree.

PARKING & GARAGE To the front there is off road parking for two vehicles. The property also benefits from an integral garage with a roller garage door, power, lighting and an internal courtesy door.



Address 'Durham Close, Paignton, TQ3 2QN'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '74 | C'

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