



Guide Price £450,000 - £465,000

Luscombe Road,  
Paignton, TQ3 3ZW

A well presented five bedroom detached family home conveniently located within easy reach of an array of amenities including both primary and secondary schools, South Devon college, an selection of supermarkets, the ring road, bus links and more. The home itself offers an ambiance of space and comprises of a welcoming entrance hallway, a spacious kitchen/diner, three bedrooms on the ground floor and a family bathroom, on the first floor is an incredibly large and light filled living room, two further double bedrooms with the master being en-suite and a further cloakroom, the property is situated up a long private driveway providing off road parking for several vehicles, a double garage and wrap around gardens.



**ENTRANCE** A uPVC double glazed front door opens into a wide and welcoming hallway with doors to the adjoining rooms and stairs rising to the first floor. The space benefits from an internet connection point, overhead lighting and a gas central heated radiator.

**KITCHEN / DINER** A wonderfully spacious, light filled kitchen/diner ideal for modern living and entertaining. The kitchen offers an extensive range of overhead, base and drawer units complemented by roll edged work surfaces. Integrated appliances include an electric double oven with grill, a four ring induction hob, a dishwasher and an under counter fridge. There is also space and plumbing for a washing machine and tall fridge freezer. Additional features include a 1 bowl stainless steel sink and drainer, tiled back splash and a scenic outlook across both the front and rear gardens. Triple aspect uPVC double glazed windows to the front and side, plus French doors opening to the rear garden flood the room with natural light. Ample space is provided for a 6/8 seater dining table, alongside breakfast bar seating and a gas central heated radiator.



**BEDROOM TWO** A generous ground floor double bedroom with views over the front garden. The room offers ample space for freestanding furniture, a uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** A further exceptionally large double bedroom currently used as a hobby room. Includes a built in airing cupboard, uPVC double glazed window and gas central heated radiator.

**BEDROOM FIVE** A well sized single bedroom ideal as an office, study or hobby room. Featuring a uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A spacious family bathroom comprising a low level WC, vanity wash hand basin with fitted storage below and a panelled bath with shower over and protective glass screen. Finished with complementary tiling, a uPVC obscure double glazed window, extractor fan and a gas central heated radiator.



## FIRST FLOOR

**LIVING ROOM** An impressively large, sun soaked living room offering superb space and an ideal setting for entertaining. Features include a gas fireplace, TV point, triple aspect uPVC double glazing with windows to the rear and side, and a bay window overlooking the beautifully manicured front gardens. Additional highlights include built in bay seating, overhead lighting, a deep storage nook and two gas central heated radiators.

**BEDROOM ONE** An exceptionally spacious and light master bedroom, featuring an extensive range of built in wardrobes, double aspect uPVC double glazing and gas central heated radiators. A door leads through to the en-suite.

**EN-SUITE** A modern en-suite comprising a low level WC, vanity wash hand basin with fitted storage below, and a walk in double shower. Finished with part tiling, a uPVC obscure double glazed window and a chrome heated towel rail.

**BEDROOM FOUR** A well proportioned bedroom positioned to the rear of the home, complete with uPVC double glazed window and gas central heated radiator.

**CLOAKROOM** A convenient cloakroom with a low level WC, wall mounted wash hand basin and a uPVC obscure double glazed window.

## OUTSIDE

**GARDENS** A wonderfully private, wrap around garden with a woodland feel, perfect for enjoying the sun throughout the day. The space is mainly laid to lawn and features a rich array of mature shrubs, plants and trees. A generous decked area to the rear provides an ideal spot for alfresco dining.

**PARKING** To the front there is off road parking for multiple vehicles, leading to the double garage.

**DOUBLE GARAGE** Featuring an up and over door, power and lighting.

Address 'Luscombe Road, Paignton, TQ3 3ZW'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '72 | C'

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