



Guide Price £625,000 - £650,000

Laura Grove, Preston, Paignton, TQ3 1LL

A beautifully presented and modern, substantially sized detached family home located in the highly regarded location of Preston, Paignton. The home itself comprises of a large and sleek kitchen/diner, a spacious living room, a practical utility room, a convenient cloakroom, four double bedrooms, three bathrooms, an integral garage, sun soaked gardens and off road parking. The property was built in 2022 and benefits from 6 years remaining of its warranty period, giving a buyer peace of mind. The home is perfectly situated within easy reach of schools, bus links, local shops, Oldway mansions, doctors and pharmacies, as well as much more, making it an ideal family home.



KITCHEN / DINING ROOM A striking composite double glazed entrance door opens into an exceptionally spacious open plan kitchen and dining area, perfectly designed for modern living and entertaining. The bespoke high end Italian kitchen features an extensive range of wall, base and drawer units, complemented by sleek square edged work surfaces. Integrated premium Smeg appliances include twin electric ovens, an induction hob with extractor above, a full height fridge and freezer, and a dishwasher, alongside an inset one bowl sink. The dining area comfortably accommodates a large table and benefits from abundant natural light via uPVC double glazed windows to both the front and side elevations. Finishing touches include recessed spotlighting, two gas central heating radiators, and a stunning staircase with glass balustrade rising to the first floor, alongside a contemporary glass balustrade staircase descending to the lower ground floor.

UTILITY ROOM A stylish and practical utility room fitted with additional wall and base units, work surfaces, and an inset sink. There is space and plumbing for both a washing machine and tumble dryer.

CLOAKROOM Conveniently positioned off the utility room, the cloakroom features a low level WC, a wash hand basin with integrated storage, a wall mounted boiler, modern tiling, a uPVC obscure double glazed window, and a gas central heating radiator.

LOWER GROUND FLOOR

LIVING ROOM An impressively spacious and light filled living area designed for relaxation and entertaining. A bespoke media wall provides integrated storage and space for a large television. uPVC double glazed bifold doors open seamlessly onto the garden, enhancing the indoor outdoor lifestyle. Gas central heating radiator.

BEDROOM FOUR A generously proportioned double bedroom, ideal for guests or independent living on the lower ground floor. A uPVC double glazed door provides direct access to the side of the property. Gas central heating radiator.



SHOWER ROOM A contemporary suite comprising a low level WC, a wash hand basin with vanity storage below and a walk in double shower. Finished with modern tiling, a uPVC obscure double glazed window, extractor fan, and chrome heated towel rail.

FIRST FLOOR

BEDROOM ONE A luxurious and expansive master suite featuring an extensive range of fitted wardrobes, drawers, and a dressing table. The room is enhanced by vaulted ceilings, a striking apex triangular window, an additional Velux window, and a gas central heating radiator.

BEDROOM TWO A superbly sized double bedroom offering generous proportions, complemented by a feature apex triangular window, Velux window, and gas central heating radiator.

BEDROOM THREE A spacious third double bedroom with a beautiful vaulted ceiling, space for ample furnishings, uPVC double glazed window, and gas central heating radiator.

SHOWER ROOM A modern shower room with a low level WC, vanity wash hand basin, and walk in double shower. Stylish tiling, LED mirror, extractor fan, and chrome heated towel rail complete the space.

FAMILY BATHROOM A beautifully appointed contemporary bathroom featuring a low level WC, a vanity wash hand basin with storage beneath, and a panelled bath with shower attachment and glass screen. Additional features include modern tiling, LED mirror, extractor fan, shaver points, uPVC double glazed window, and a chrome heated towel rail.

OUTSIDE

GARDEN A superb south west facing garden designed to capture the sun throughout the day. Directly accessed from the living room is a patio area that leads via steps to the second tier with a further large patio area, ideal for alfresco dining and entertaining alongside a lawned section. Additional features include outdoor lighting, power points, a water tap, and side gate access.

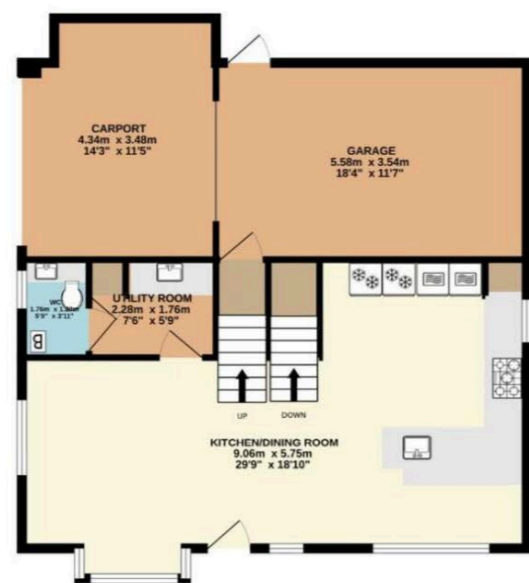
GARAGE & PARKING A substantial garage fitted with an electric roller door, offering excellent storage and practicality. Additional features include power, lighting, a uPVC double glazed side door and internal access to the property.

PARKING Off road parking is available to the side, leading directly to the garage.

GROUND FLOOR
48.0 sq.m. (517 sq.ft.) approx.

ENTRANCE FLOOR
82.5 sq.m. (888 sq.ft.) approx.

1ST FLOOR
72.4 sq.m. (779 sq.ft.) approx.



Address 'Laura Grove, Preston, Paignton, TQ3 1LL'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '86 | B'

Taylor's Estate Agents - 256 Torquay Road, Paignton, TQ3 2EZ