



Guide Price £400,000 - £425,000

Washington Close,
Preston, Paignton,
TQ3 2QJ

An individually architect designed four-bedroom, link detached (by garage) situated in a most sort after location, on the level and close to Preston shops, doctors, post office and primary schools. Preston sea front is a short walk beyond. Positioned at the end of a quiet cul-de-sac. The house benefits from a large, recently fitted stunning kitchen/diner with patio doors, a lounge with patio doors and conservatory, all opening onto the garden. The ground floor also includes a study/4th bedroom and a walk-in shower room. Outside is parking for 2/3 cars, and side access onto truly delightful beautifully sunny enclosed gardens. Viewing is recommended.



uPVC double glazed front door leading to:-

ENTRANCE PORCH uPVC double glazing with space for coats and shoes

HALLWAY Under stairs cupboard. Central heating radiator

LOUNGE Adam's style fireplace with inset real flame gas fire, two central heating radiators, bay window, patio doors and walk in storage cupboard.

CONSERVATORY Sizeable, bright conservatory with apex ceiling and uPVC windows with floor to ceiling central heating radiator and ceiling fan. Glass doors to lounge and sliding doors to garden.

KITCHEN/DINER A beautifully, newly fitted and extended kitchen diner comprising a single drainer sink unit featuring a stylish range of shaker style wood grain blue wall, base and drawer units stretching into a peninsular/breakfast bar. Appliances include induction hob, oven/grill and dishwasher. Two modern electric radiators and a full-length insulated loft space with ladder. This room provides a most desirable entertaining family room.

STUDY/BEDROOM 4 uPVC double glazing, Central heating radiator. Meter cupboard.

SHOWER ROOM Double walk-in shower with rain head shower, low-level WC. Vanity basin with illuminated cabinet with shaving point above.

LANDING Arch shaped feature window with access to insulated loft space.

BEDROOM ONE EN-SUITE Double bedroom, built-in wardrobes. Central heating radiator. uPVC double glazing Door to ensuite

EN-SUITE White suite comprising panelled bath, electric shower, vanity basin, low-level WC, Central heating radiator and uPVC double glazing

BEDROOM TWO Double bedroom Central heating radiator and uPVC double glazing.

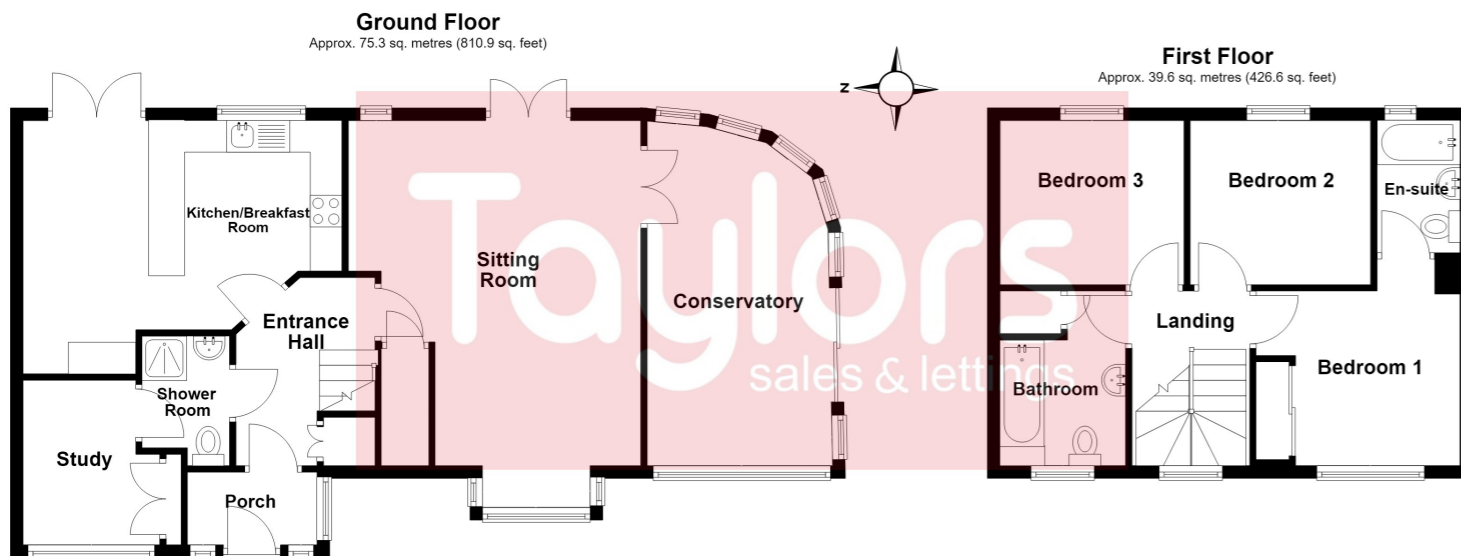
BEDROOM THREE Double bedroom Central heating radiator and uPVC double glazing.

BATHROOM White suite comprising panelled bath, overhead shower, low-level WC. Mostly tiled Pedestal - basin with illuminated cabinet with shaving point and USB charging point above. Airing cupboard with a central heating radiator and slatted shelving. Central heating radiator and uPVC double glazing.

OUTSIDE Parking for two – three cars and side access to garden.

SIDE/REAR GARDEN Patio area leading onto large sized lawn gardens with delightful pond and waterfall. Three patio seating areas.

GARDEN ROOM (brick and block built) power. Ideal outside office. Also a PVC large store with side access.



Address 'Washington Close, Preston, Paignton, TQ3 2QJ'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '68 | D'

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