



Guide Price £350,000 - £375,000

Roselands Drive,  
Roselands, Paignton,  
TQ4 7BS

A well presented three bedroom detached family home located in the popular residential area of Roselands, Paignton. The property comprises of an inner porch that opens into a welcoming hallway, a spacious living room that leads through to a large dining area, a modern kitchen, three bedrooms, a family bathroom, sunny gardens, ample off road parking and an incredibly large double garage. The home is ideally situated within easy reach of both primary and secondary schools, South Devon college, an array of supermarkets, bus links, restaurants and more.



**ENTRANCE PORCH** A composite double glazed front door opens into a welcoming entrance porch, offering practical space for shoe storage. The porch benefits from double aspect uPVC double glazed windows, wall mounted lighting, and an internal door leading into the main hallway.

**HALLWAY** An inviting central hallway with stairs rising to the first floor and a door leading through to the ground floor accommodation. Additional features include a useful cupboard housing the fuse box and a gas central heating radiator.

**LIVING ROOM** A bright and spacious living room that flows seamlessly into the dining area, creating an ideal space for both everyday living and entertaining. Features include a decorative fireplace, TV and internet points, a uPVC double glazed window, and a gas central heating radiator.

**DINING AREA** A generous, light filled dining area with ample space for a seating or play area. Double aspect uPVC double glazing includes windows and French doors opening onto the garden, along with a gas central heating radiator.

**KITCHEN** A stylish and modern kitchen featuring an extensive range of wall, base, and drawer units with square edge work surfaces over. Appliances include a 1.5 bowl composite sink with drainer, an eye level electric double oven with grill, and a four ring electric hob with extractor hood above, as well as an integrated dishwasher. There is space and plumbing for a washing machine, tumble dryer and fridge freezer. Additional benefits include breakfast bar seating, a cupboard housing the Baxi boiler, and double aspect uPVC double glazed windows.

**FIRST FLOOR**

**BEDROOM ONE** A spacious principal bedroom positioned at the front of the property, offering generous proportions and a built in storage cupboard with shelving. Includes a uPVC double glazed window and gas central heating radiator.

**BEDROOM TWO** A well proportioned double bedroom overlooking the rear, featuring uPVC double glazed windows and a gas central heating radiator.

**BEDROOM THREE** A good sized single bedroom, ideal as a child's room, home office, or hobby space. Benefits include a built in wardrobe, uPVC double glazed window, and gas central heating radiator.

**BATHROOM** A spacious family bathroom fitted with a low level WC, pedestal wash hand basin, corner bath, and separate corner shower enclosure. Complemented by tiled walls, a uPVC obscure double glazed window, a mirrored medicine cabinet and a chrome heated towel rail.

**OUTSIDE**

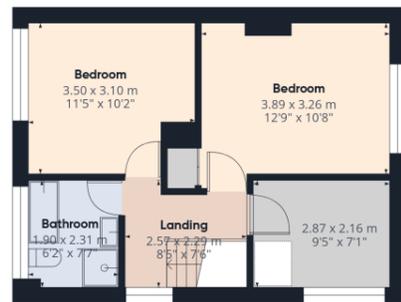
**REAR GARDENS** Thoughtfully landscaped gardens extend across two aspects of the property, enjoying both south-easterly and south-westerly orientations for excellent sun exposure throughout the day. The outdoor space includes a generous decking area ideal for alfresco dining, a paved patio, and a lawned area. There is also a large shed and a side gate providing access to the parking area and garage.

**GARAGE** An exceptionally large double garage, designed with car enthusiasts in mind. Features include an electric roller door, courtesy door, lighting and power points, a vehicle lift, and a block and tackle chain system. A substantial mezzanine level accessed by ladder provides excellent additional storage space.

**PARKING** Off road parking is available in front of the garage for up to four vehicles.



Floor 0 Building 1



Floor 2 Building 1



Address 'Roselands Drive, Roselands, Paignton, TQ4 7BS'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '68 | D'

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