



## Moorview Crescent | Marldon | Paignton | TQ3 1BR

Asking Price Of £535,000

A substantially sized and beautifully presented five bedroom detached family home positioned within a quiet cul-de-sac in the desirable location of Marldon. The property offers a vast amount of space and comprises of a welcoming entrance hallway, a large open plan living room/diner/ kitchen ideal for modern day living, a downstairs cloakroom, utility room, five bedrooms with the master and second bedroom being en-suite, a contemporary family bathroom, beautifully landscaped and sunny rear gardens, off road parking and a garage. The property is situated in an ideal spot and is within easy reach of Marldon Primary, local shops, supermarkets, the ring road, linked towns such as Paignton/Torquay/Totnes etc, bus links, countryside walks and much more.

- LARGE DETACHED HOUSE
- OPEN PLAN LIVING
- SPACIOUS ACCOMMODATION
- MASTER BEDROOM AND SECOND BEDROOM EN-SUITE
- AMPLE OFF ROAD PARKING AND GARAGE
- SUNNY AND STUNNING REAR GARDENS
- QUIET CUL-DE-SAC
- VILLAGE LOCATION

**ENTRANCE HALLWAY** A composite double glazed front door opening into a wide and welcoming entrance hallway with doors leading to the adjoining rooms, a deep fitted coats cupboard, a further storage cupboard, underfloor heating, telephone point and smoke alarm.

**KITCHEN/DINER/LIVING ROOM** - 8.12m x 6.38m (26'7" x 20'11") An incredibly large and light filled open plan kitchen/diner/living room perfect for entertaining and modern day living. The kitchen area boasts a range of overhead, base and drawer cashmere high gloss units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, an eye level electric double AEG oven with grill integrated and a five ring AEG gas hob with extractor hood above. Further integrated appliances such as fridge freezer and dishwasher, complimentary tile backsplash and overhead spotlighting. The lounge/diner section offers ample space for an abundance of furniture, a feature multi fuel log burning stove, tv point, uPVC double glazed windows to the rear and side aspect as well as bifolding doors opening out onto the garden perfect for entertaining on those summer evenings. Overhead spotlighting, underfloor heating and thermostat heating control.

**UTILITY ROOM** - 2.39m x 1.89m (7'10" x 6'2") A sizeable utility room with space and plumbing for a washing machine and dryer. Base units and roll edged work surfaces above, a 1 bowl stainless steel sink and drainer unit, extractor fan and a gas central heated radiator. Cupboard concealing the combination boiler.

**CLOAKROOM** A large downstairs cloakroom comprising a low level flush WC, a wall mounted wash hand basin, a uPVC obscure double glazed window, a mirror fronted medicine cabinet and a gas central heated radiator.

**BEDROOM FIVE/SNUG** - 3.47m x 3.12m (11'4" x 10'2") A sizeable double bedroom located on the ground floor of the property that could also be utilised as an office/playroom/study etc. uPVC double glazed floor to ceiling windows allowing ample light to beam through and a gas central heated radiator.

## FIRST FLOOR

Address 'Moorview Crescent, Marldon, Paignton, TQ3 1BR'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '83 | B'

## Contact Details

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**BEDROOM ONE** - 4.39m x 3.17m (14'4" x 10'4") A wonderfully large master bedroom to the rear aspect of the property overlooking the picturesque rear gardens. Space for a vast amount of furniture, built in wardrobes, uPVC double glazed window, gas central heated radiator and a door leading into:-

**EN-SUITE** A modern master en-suite boasting a low level flush WC, a wall mounted wash hand basin and a walk in triple shower unit. Complimentary tiled walls, a mirror fronted medicine cabinet, shaver points, a uPVC obscure double glazed window and a chrome heated towel rail.

**BEDROOM TWO** - 4.1m x 3.47m (13'5" x 11'4") A further spacious double bedroom to the front aspect of the property boasting a vast amount of room. Two uPVC double glazed windows and a gas central heated radiator. Door leading into:-

**EN-SUITE** A contemporary en-suite with a three piece suite of a low level flush WC, a wall mounted wash hand basin with high gloss fitted storage below and a walk in shower unit. Extractor fan, shaver point, tiled walls and a chrome heated towel rail.

**BEDROOM THREE** - 3.97m x 2.74m (13'0" x 8'11") A generously sized double bedroom with double aspect uPVC double glazed windows and a gas central heated radiator.

**BEDROOM FOUR** - 3.09m x 2.53m (10'1" x 8'3") A smaller double bedroom currently being used as a dressing room, boasting a range of built in wardrobes, a uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A sizeable family bathroom comprising a low level flush WC, a pedestal wash hand basin and panelled bath unit with shower attachments above and a fitted glass shower screen. Tiled walls, a uPVC obscure double glazed window and a chrome heated towel rail.

**OUTSIDE** A picturesque, tranquil and level rear garden boasting a sizable decking area directly out of the bifolding doors within the lounge/diner perfect for alfresco dining and entertaining. The rest of the gardens are predominantly laid to a well-manicured lawn and a pebble stoned areas. Within the gardens is a large selection of mature shrubs and plants that bloom throughout the year giving the garden colour and vibrancy. Water tap, courtesy door into the garage and side gate access.

**PARKING** Off parking for 2/3 vehicles leading up to the garage on a block paved driveway.

**GARAGE** Up over door with overhead lighting and electrical point and a courtesy door leading to the rear gardens.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.