



22 Golden Close, Brixham, Devon, TQ5 9QT
Freehold Bungalow - Detached
Asking Price £475,000

boycebrixham
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Mary's Park. With local shops conveniently nearby and only a mile from the harbour, this property enjoys stunning open views across Brixham towards Torquay and the distant Moors. The adjacent fields complement the peaceful surroundings, offering an idyllic rural setting.

This bungalow is perfectly positioned for dog owners and those who enjoy long walks, being located on the edge of Brixham's rural fringe, close to spectacular coastal pathways. Nearby, Sharkham Point offers breathtaking ocean views. St Mary's Park features tennis courts, a bowls club, and a children's play area, while local amenities, including a Spar with a sub-post office, a pub, and both an Indian and Chinese restaurant, are situated across the park, adjacent to the parish church. A bus service is available for easy access to the town centre, should it be required.

Internally, the property is immaculately presented throughout and finished to a very high standard.

The spacious lounge benefits from a light and airy sunny aspect, with views across the front garden and fields, stretching towards the picturesque rolling hills of Devon. The lounge features a wonderful central focal point electric fire, a high-quality piece that adds warmth and charm to this lovely space.

The kitchen, newly fitted by the current owners, is a modern, practical space ideal for both cooking and entertaining. Clever features, such as a pull-out drawer that extends to provide additional counter space, enhance the functionality of this room. The separate utility room is neatly tucked away, housing the washing machine and other white goods.

Of particular note is the large, high-quality conservatory – a perfect space to sit and enjoy the private aspect of the stunning rear garden. This room floods the property with natural light, creating a wonderful area for both family gatherings and entertaining.

The principal bedroom, with its en-suite, offers a luxurious and spacious retreat, complete with a dressing area. The additional upstairs bedroom, currently used as a walk-in dressing room, would be ideal for a younger child or as a nursery, situated conveniently near the main bedroom. There are two further double bedrooms and a family bathroom located downstairs, offering great flexibility for a family home or for those wishing to accommodate visiting relatives.

Externally, the front garden is a low-maintenance lawned area, bordered by mature shrubs and bushes, with an excellent-sized driveway providing ample off-road parking. The rear garden is a wonderful space for those who enjoy pottering outdoors or entertaining. A large composite deck, just off the conservatory, perfectly connects the indoor and outdoor living spaces. The garden is mainly laid to lawn, with deep-planted borders that offer a delightful array of colour and character throughout the seasons.

An internal viewing is highly recommended to fully appreciate the spacious living areas and the beautiful rear garden.

Council Tax Band: D



- 4 Good Size Beds - Main En Suite
- Nr St Mary's Park, St Mary's Bay
- Triple Width Drive To Front
- Gas CH & PVC-u Dble Glazing

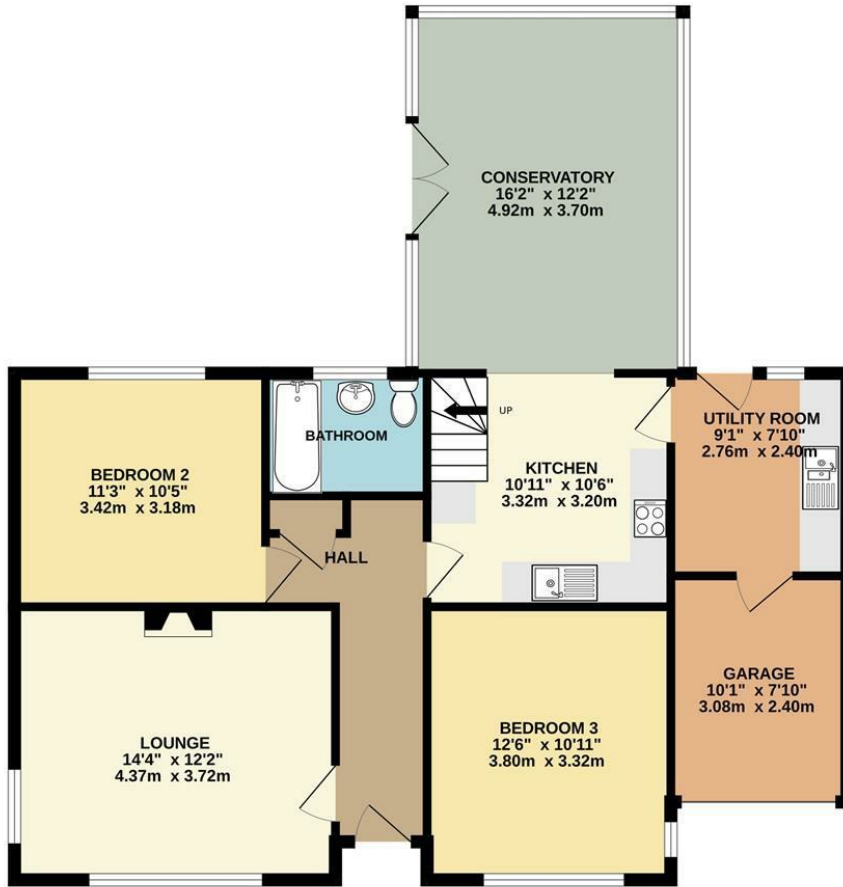
- Very Popular Residential Location
- Good Size Front & Rear Gardens
- Smart Kitchen, Sep Utility, Large Conservatory
- Open Views to Adjacent Fields



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GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



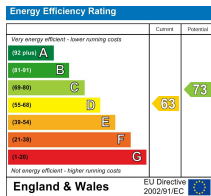
TOTAL FLOOR AREA : 1472 sq.ft. (136.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



Current EPC Rating: D



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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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