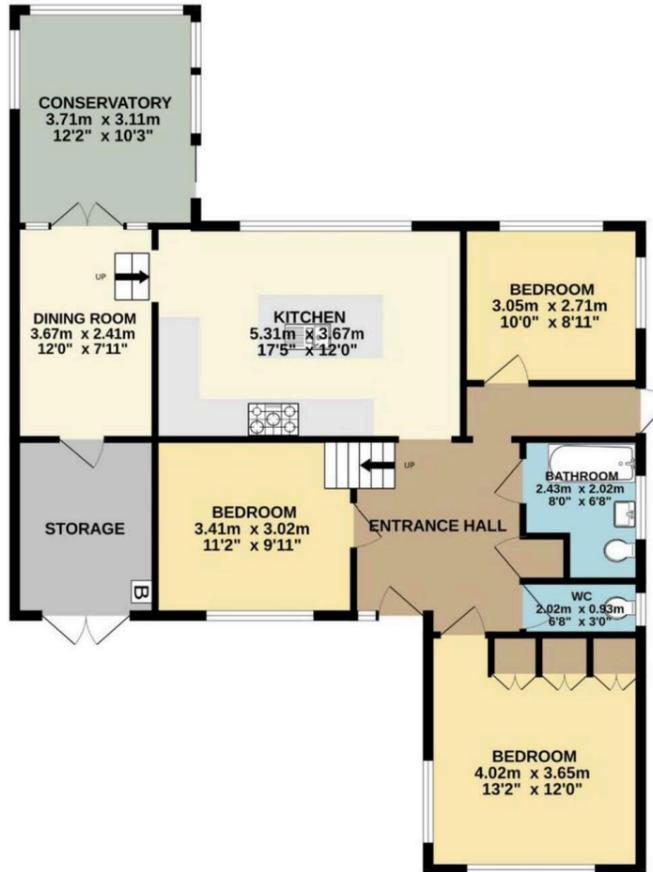




Guide Price £450,000 - £475,000

Sandringham Drive,
Preston, Paignton,
TQ3 1HR

A well proportioned three bedroom detached bungalow located in the highly desirable location of Preston, Paignton. The property comprises of a welcoming inner porch that leads through to a wide and inviting hallway, a large kitchen/breakfast room, a further dining room, a spacious living room, conservatory, three bedrooms, a family bathroom, a further cloakroom, south facing rear gardens and off road parking. The bungalow is situated in a highly regarded road and is ideally positioned within easy reach of Preston and Marldon primary, local shops, bus links, woodland walks, Sandringham gardens fields, the ring road and more.



ENTRANCE A uPVC double glazed front door opens into a welcoming entrance porch, with side aspect windows, overhead lighting and ample space for coats and shoes, a further uPVC double glazed door into the main hallway.

HALLWAY Spacious and well proportioned the hallway boasts doors leading to the adjoining rooms, stairs rising to the first floor, a fitted storage cupboard and a gas central heating radiator.

KITCHEN/BREAKFAST ROOM A superb, light filled kitchen designed with entertaining in mind. The space features an extensive range of wall, base and drawer units topped with oak work surfaces. A 1.5 bowl composite sink with drainer, further highlights include space for a range cooker with extractor hood above, integrated dishwasher and bin storage, tiled splashbacks, and room for an American style fridge freezer.

At the heart of the room, a substantial central island provides additional storage and breakfast bar seating for four, complemented by a deep fitted pantry cupboard. UPVC double glazed window overlooking the beautifully maintained rear gardens.

DINING ROOM Open to the kitchen, the generous dining room offers an ideal setting for family meals and social gatherings. uPVC double glazed doors open seamlessly into the conservatory.

CONSERVATORY Positioned to the rear of the property, the spacious conservatory enjoys delightful views over the garden and offers a versatile additional reception space. Featuring a tiled floor and triple aspect uPVC double glazing with sliding patio doors proving direct access to the garden.

GARAGE STORE/UTILITY ROOM A practical and adaptable space with plumbing for a stacked washing machine and tumble dryer, ample storage space, and uPVC double glazed French doors leading to front.

BEDROOM ONE A generous main bedroom positioned at the front of the property, overlooking the front gardens. Offering ample space for furnishings, with a uPVC double glazed window and gas central heating radiator.

BEDROOM TWO A further spacious double bedroom, also enjoying a front aspect, with a uPVC double glazed window and gas central heating radiator.

BEDROOM THREE A well proportioned third bedroom overlooking the rear gardens, ideal as a guest bedroom, home office or hobby room.

CLOAKROOM Conveniently located and fitted with a low level WC and obscure uPVC double glazed window.

FAMILY BATHROOM A three suite comprising a low level WC, pedestal wash hand basin and panelled bath with shower over. Complemented by tiled walls, a uPVC double glazed window and a chrome heated towel rail.

FIRST FLOOR

LIVING ROOM Stairs rise to an impressive first floor living room, flooded with natural light and enjoying beautiful sea views across Paignton and towards Berry Head, Brixham. The room offers generous space for furnishings, with uPVC double glazed windows, Velux roof windows and a gas central heating radiator.

SHOWER ROOM A modern three piece suite featuring a low level WC, vanity wash hand basin with fitted storage below and a shower enclosure. Complete with Velux window, storage cupboard and white heated towel rail.

OUTSIDE

REAR GARDEN The south facing rear garden is designed for both relaxation and entertaining. A large patio area accessed from the conservatory provides the perfect setting for alfresco dining. Steps lead down to an expansive lawn with an additional patio area tucked into the corner. The garden is bordered by mature shrubs and planting, and includes a timber built shed for additional storage.

PARKING To the front of the property off road parking is available for up to three vehicles.

Address 'Sandringham Drive, Preston, Paignton, TQ3 1HR'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '66 | D'

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