



Guide Price £445,000 - £455,000

Duchy Drive, Preston, Paignton, TQ3 1HA

A spacious period home with large rooms, high ceilings, picture rails, and original features, combined with practical additions including a garage, storage, and a generous woodland-backed garden. Set in a desirable position backing directly onto Scaddon Woods, the property also benefits from a garage, additional storage, and a generous rear garden. Duchy Drive offers character, space, and location in equal measure.



**PORCH** Accessed via UPVC double doors, the porch features terracotta tiled flooring and provides a useful buffer from outside. A further wooden internal door leads into the main house.

**ENTRANCE HALLWAY** A wide and impressive entrance hallway showcasing original wooden floorboards, high ceilings, and an open staircase, creating a strong sense of space and character from the moment you enter.

**LOUNGE** A bright and welcoming reception room with wooden floorboards, a large UPVC double-glazed bay window with stained-glass effect, and a gas fire forming a central focal point. A well-balanced room suited to both everyday living and entertaining.

**UTILITY ROOM** A practical space housing the electric consumer unit, meter, and offering room for a washer dryer and fridge, helping to keep the main living areas clutter-free.

**SHOWER ROOM** A Bright and practical room offering a w/c, vanity wash basin and an electric walk in shower. Also access to the rear patio/garden is next to the downstairs toilet.

**KITCHEN** The kitchen provides a functional layout with an electric oven, space for a dishwasher and freezer, and a radiator. An electric fire is currently installed, with an open fireplace behind (chimney may require lining). An understairs cupboard houses the boiler and offers additional storage.

**DINING ROOM / CONSERVATORY** Flowing from the kitchen, this versatile room works well as a dining area or additional sitting space. A radiator allows for comfortable year-round use, making it ideal for family meals or relaxed entertaining.

**BEDROOM 3** A small double bedroom featuring a radiator, hard tile-effect flooring, and a UPVC double-glazed window. Suitable as a guest room, child's bedroom, or secondary office.

**BEDROOM 2** A large and well-proportioned bedroom with a large UPVC corner window, allowing excellent natural light and giving the room a bright, open feel. Ideal as a principal or secondary bedroom.

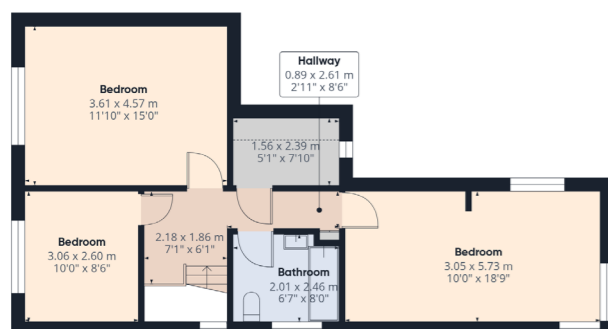
**BEDROOM 1** A generous double bedroom offering ample space for wardrobes and furniture, complete with a radiator and a large UPVC double-glazed window.

**BATHROOM** A fully tiled family bathroom comprising a bath with shower over, WC, wash basin, and a heated towel rail, finished in a clean and practical style.

**OFFICE** A dedicated office space with a window, also housing the hot water boiler—ideal for home working, study, or additional storage.

**GARAGE & STORAGE** The property benefits from a garage, providing secure parking or storage. To the rear of the garage is an additional attached storage room, offering further space for tools, bikes, or garden equipment.

**GARDEN** The rear garden begins with a level brick-paved seating area, ideal for outdoor dining and entertaining. Beyond this lies a large lawned garden, creating a peaceful and private space that backs directly onto Scadson Woods which lead to Cockington Park area, offering a natural outlook and a sense of seclusion.



Address 'Duchy Drive, Preston, Paignton, TQ3 1HA'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating 'TBC'

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