



Steed Close, Hookhills, Paignton, TQ4 7SN

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## £419,950 Freehold



A beautifully presented, extended **FOUR BEDROOM DETACHED HOUSE** set well back from the road, located in the ever-popular Hookhills area on the outskirts of Paignton, the house presents an exceptional opportunity to acquire a beautifully maintained and thoughtfully extended four-bedroom detached house.

This superb family home is ideally positioned for convenience, with highly regarded primary and grammar schools close by, as well as local shops, amenities, and public transport routes all within a short and level walk.

The property enjoys a quiet residential setting while remaining perfectly placed for day-to-day living.

A welcoming entrance hall sets the tone for the well-proportioned accommodation and provides access to the essential ground floor Cloakroom/W.C. From here, the layout unfolds into a series of generous, light-filled rooms designed with modern family living in mind. The standout feature on the ground floor is the impressive double-aspect kitchen/dining room, refurbished and re-fitted in 2024. This stylish space boasts coloured shaker-style cabinetry, quartz-style countertops, and a range of quality integrated appliances including a dishwasher, fridge/freezer, and Neff double oven/grill and hob. The room offers abundant space for a dining table, making it a superb area for family meals and entertaining. With its excellent natural light and refined finish, the kitchen forms the true heart of the home.

The double-aspect lounge is equally generous, offering flexible arrangements for seating and relaxation. Its dual windows create a bright, airy feel throughout the day. From the lounge, double doors open into an attractive sun lounge, an appealing addition to the property that beautifully enhances the living space. Featuring a patio door leading directly to the rear garden and patio area, this room is ideal for year-round enjoyment, providing a peaceful place to unwind while connecting seamlessly with the outdoors.

The first floor is home to four bedrooms, all of which benefit from built-in wardrobes, ensuring excellent storage throughout. The principal bedroom stands out with its stylish, re-fitted en suite shower room, presented with contemporary fittings and a sleek finish. A modern and tastefully refurbished family bathroom serves the remaining bedrooms, completing the well-balanced upper level.

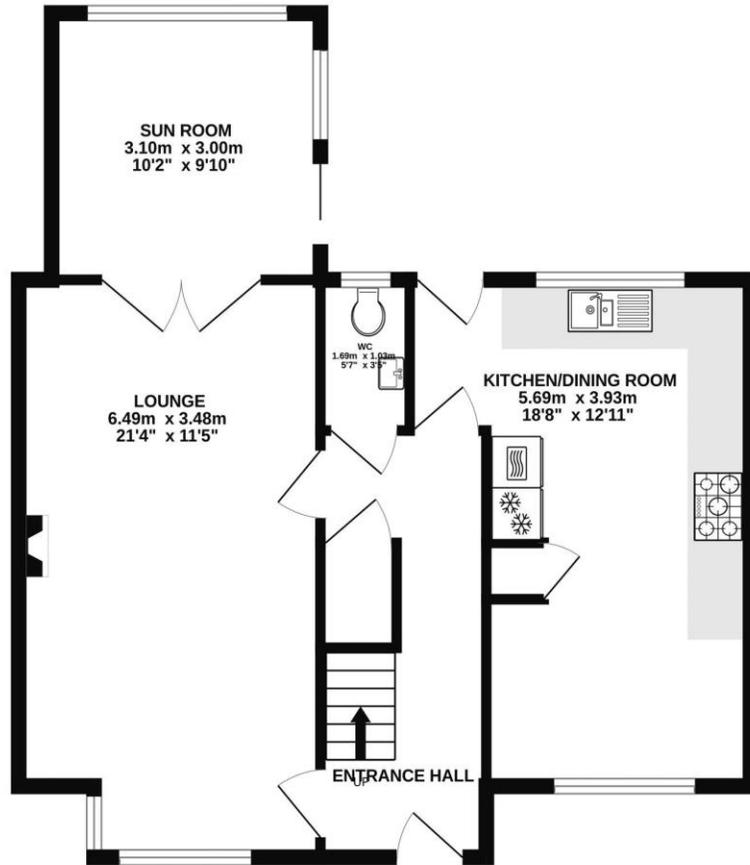
Externally, the property enjoys part-landscaped front and rear gardens, both designed for ease of maintenance and offering good levels of privacy. The rear garden provides an attractive outdoor space for relaxation, play, or entertaining, with the added benefit of direct access from the sun lounge.

To the front, the plot offers ample parking along with a gated front garden area and a single garage, ensuring secure storage and convenience for family life. Combining contemporary modern upgrades, spacious accommodation, and a highly desirable location, this is a superb family home presented in excellent order and ready to move into.

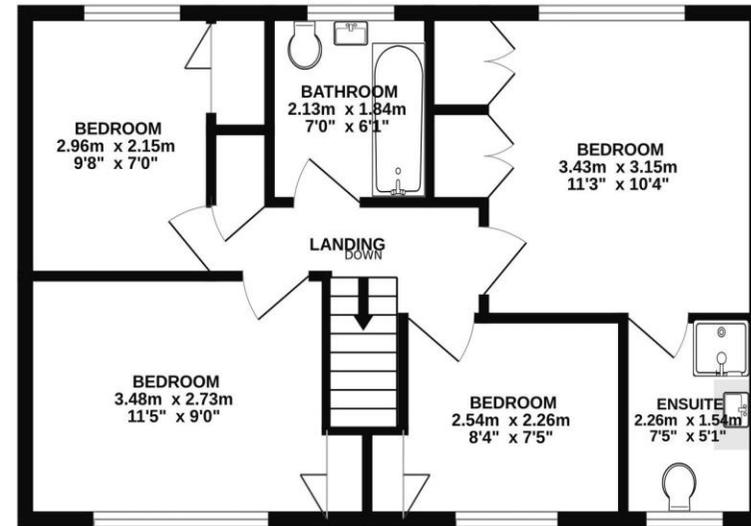
There is gas fired central heating by way of a Worcester combination boiler (replaced in 2025) and double glazed window and doors, It represents an outstanding opportunity to enjoy comfortable, modern living in a well-established residential area close to schools, shops, and the beautiful Torbay coastline.



GROUND FLOOR  
60.8 sq.m. (655 sq.ft.) approx.



1ST FLOOR  
48.1 sq.m. (517 sq.ft.) approx.



TOTAL FLOOR AREA : 108.9 sq.m. (1172 sq.ft.) 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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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and mobile performance is as follows: VODAPHONE 74% / O2 69% / EE 80% / THREE 84%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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