



Guide Price £375,000 - £385,000

Hookhills Road,  
Hookhills, Paignton,  
TQ4 7LR

An incredibly sized four bedroom detached home located in the extremely sought after location of Hookhills, Paignton. The home offers bundles of space with a welcoming hallway, a large living room, a sizeable dining room, a modern kitchen, a downstairs WC, four double bedrooms, a family bathroom, well maintained front and rear gardens, off road parking and garage. The property is situated in the perfect spot and is within easy reach of local shops and supermarkets, doctors and pharmacies, schools and colleges, beaches and more. The property is being offered with no onward chain!



**ENTRANCE HALLWAY** A uPVC double glazed front door opening into a bright and welcoming hallway with doors leading to the adjoining rooms, stairs rising to the first floor and a gas central heated radiator.

**LIVING ROOM** - 6.1m x 3.4m (20'0" x 11'1") An incredibly large and light filled living room with space for an abundance of furniture. A feature gas fireplace, tv point, two uPVC double glazed windows overlooking the well manicured front gardens and a gas central heated radiator.

**DINING ROOM** - 3.8m x 2.5m (12'5" x 8'2") A sizeable family dining room with space for a 6/8 seater dining table. A deep under stairs storage cupboard, uPVC double glazed sliding patio doors leading out to the rear gardens. Gas central heated radiator.

**KITCHEN** - 3.4m x 2.4m (11'1" x 7'10") A modern fitted kitchen with a range of overhead, base and drawer high gloss units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, a range of integrated appliance such as an electric oven with grill integrated, a four ring gas hob with extractor hood above and a fridge freezer. Space and plumbing for a washing machine, complimentary easy to clean PVC panelling back splash, a uPVC double glazed window and a uPVC double glazed door leading out to the gardens.

**WC** A downstairs cloakroom boasting a low level flush WC and a wall mounted wash hand basin with partially tiled walls, a uPVC obscure double glazed window and a gas central heated radiator.

#### FIRST FLOOR

**BEDROOM ONE** - 3.6m x 3.5m (11'9" x 11'5") A wonderfully large master bedroom to the front aspect of the home. Space for ample furniture, uPVC double glazed window and a uPVC double glazed door leading out to the master balcony. Gas central heated radiator.

**BEDROOM TWO** - 3.5m x 2.4m (11'5" x 7'10") A further generously sized double bedroom overlooking the beautiful rear gardens. uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 3.2m x 2.5m (10'5" x 8'2") A sizeable third double bedroom again to the rear aspect of the property. uPVC double glazed window and a gas central heated radiator.

**BEDROOM FOUR** - 3.5m x 3.2m (11'5" x 10'5") A surprisingly large fourth double bedroom, uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A great sized family bathroom boasting a low level flush WC, a pedestal wash hand basin and a walk in triple shower unit. Complimentary tiled walls and flooring, a uPVC obscure double glazed window and a gas central heated radiator.

#### OUTSIDE

**FRONT** Well manicured front gardens laid to lawn with mature plants and shrubs with a tarmac laid driveway allowing off road parking for several vehicles up to the garage.

**REAR GARDEN** A large, level and enclosed sunny rear garden predominantly laid to lawn with a sizeable patio area off of the kitchen and dining room as well as a well sized deck area perfect for outdoor dining and entertaining. Mature plants and shrubs and side gate access. Potential to extent the rear of the property subject to the correct planning permissions.



Address 'Hookhills Road, Hookhills, Paignton, TQ4 7LR

Tenure 'Freehol'

Council Tax Band 'D'

EPC Rating '71 | C'

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