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Asking Price Of £499,950

Sandringham Gardens, Preston, Paignton, TQ3 1JB

An incredibly large detached family home located in the highly sought after location of Preston, Paignton. The property comprises of a welcoming entrance porch, a spacious kitchen/diner, a large living room, a charming sun room, four double bedrooms, an elegant family bathroom, double garage, basement, south facing rear gardens and off road parking. The property boasts breathtaking sea views and is perfectly situated within easy reach of schools, local shops, doctors and pharmacies, bus links, Sandringham gardens fields and more. The property is being sold with no onward chain!

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01803 663561

ENTRANCE PORCH A wooden front door opens into a welcoming inner porch, featuring original tiled flooring, overhead lighting, and uPVC double glazed side windows overlooking the front gardens. A secondary door leads seamlessly into the main accommodation.

KITCHEN / DINING ROOM A well appointed kitchen and dining space perfectly designed for both everyday living and entertaining. Flooded with natural light, the kitchen offers an extensive range of wall, base and drawer units complemented by tiled work surfaces and a coordinating splashback. Integrated appliances include a gas cooker with a five ring hob and extractor hood, dishwasher, and fridge freezer. Additional features include deep fitted storage cupboards and a large cupboard with bi-folding doors opening to a practical utility area, complete with space and plumbing for laundry appliances and housing the fuse box.
The dining area comfortably accommodates an 8 seater table and is enhanced by oak flooring, triple aspect uPVC double glazing, a Velux window and a central heating radiator.

LIVING ROOM A generously proportioned living room with high ceilings and offering an abundance of space. A striking feature fireplace with marble surround and granite hearth forms a focal point, complemented by both overhead and wall mounted lighting. French doors open into the sun room, with an additional side window and central heating radiator.

BEDROOM TWO A superbly sized double bedroom featuring high ceilings and French doors opening into a private sun room, offering stunning sea views across the bay. The room also benefits from built in wardrobes, two cast iron radiators, and a vanity sink unit.

BEDROOM THREE A further spacious double bedroom positioned to the side aspect, featuring a large uPVC double glazed window, pedestal wash basin and central heating radiator.

BEDROOM FOUR / STUDY A versatile fourth double bedroom, equally suited as a study, home office, or hobby room. The space includes a vanity sink unit, uPVC double glazed window, and central heating radiator.

GROUND FLOOR
181.0 sq.m. (1948 sq.ft.) approx.

1ST FLOOR
29.7 sq.m. (320 sq.ft.) approx.

FAMILY BATHROOM An elegant and characterful bathroom comprising a low level WC, bidet, and a vanity wash basin set within a granite work surface with storage below. A beautiful clawfoot bathtub adds a touch of luxury. The room is enhanced by vaulted ceilings, partial tiling, a television point, an obscure glazed window and a central heating radiator.

SUN ROOM A spacious and light filled sun room offering breathtaking panoramic sea views across the bay and overlooking the beautifully maintained rear gardens. Features include aluminium framed windows, tiled flooring, wall mounted lighting, power points and direct access to the garden.

OUTER PORCH Steps lead down to an outer porch providing access to the rear gardens, double garage, and basement.

FIRST FLOOR

PRINCIPAL BEDROOM An exceptionally large and light filled master bedroom enjoying picturesque views over the rear gardens and spectacular panoramic sea views across the bay. The room offers ample space for a wide range of furnishings and benefits from built in eaves storage on both sides, a Velux window, a large picture window, and two central heating radiators

OUTSIDE

REAR GARDENS The south facing rear garden has been thoughtfully designed to maximise sunlight throughout the day while taking full advantage of the stunning coastal views. A generous patio area provides the perfect setting for alfresco dining and entertaining, alongside a dedicated hot tub area positioned to enjoy the outlook. Steps lead down to a well maintained lawn bordered by a variety of mature shrubs and planting, with a timber built shed completing the garden.

DOUBLE GARAGE A spacious double garage featuring twin doors, lighting, power points, and direct access to the outer porch.

BASEMENT A substantial basement space with lighting and power, ideal for storage or use as a workshop.

FRONT To the front electronic gates open onto a private driveway, providing secure off road parking. A well maintained front garden sits to the side, featuring a selection of established planting.

Address ‘Sandringham Gardens, Preston, Paignton, TQ3 1JB’

Tenure ‘Freehold’

Council Tax Band ‘F’

EPC Rating ’39 | E’

Taylors Estate Agents
256 Torquay Road
Paignton
TQ3 2EZ