



**Connells**

Bowland Close  
Paignton



## Property Description

**\*\* GUIDE PRICE £300,000- £310,000\*\***

**\*\***This well-proportioned four-bedroom family home is situated within a mature and established residential area, offering flexible accommodation and a private garden ideal for everyday family life. Set back from the road, the property benefits from off-road parking leading to a garage, with an attractive front garden providing a welcoming approach.

Inside, a spacious entrance hallway offers room for coats and storage and leads to all main ground-floor rooms. A downstairs cloakroom adds valuable convenience. The main lounge is a bright and comfortable space, featuring a fireplace that creates a cosy focal point for family evenings and relaxation. This flows naturally into the dining room, perfect for family meals, entertaining and special occasions, with views over the rear garden.

The kitchen is functional and well laid out, providing ample cupboard and worktop space along with room for essential appliances. Direct access to the garden makes it ideal for outdoor dining and supervising children at play.

Upstairs, there are four well-sized bedrooms, offering versatility for growing families, guests or home working. The main and second bedrooms include built-in wardrobes. A family shower room completes the first floor.

The rear garden features patio areas, mature planting and space for relaxation and play, with direct access to the garage offering power and lighting.

A practical and inviting home with plenty of space for family living.

## On Approach

From the moment you arrive, the property conveys a sense of comfort and practicality, with off-road parking leading to the garage and a pleasant front garden filled with established shrubs and trees, creating both privacy and kerb appeal. Steps and a gently sloping pathway with handrails guide you safely to the front door, providing easy access for all ages.

## On Entrance & Cloakroom

entrance hallway, a perfect introduction to the home. This central space immediately sets the tone for family life, offering room to welcome guests, manage busy school mornings and keep everyday clutter neatly organised. The hallway benefits from a useful understairs cupboard housing the fuse box, ideal for storing coats, shoes, school bags or household essentials. From here, doors lead to all the main ground-floor rooms, allowing the house to flow naturally while keeping each space well defined.

A particularly valuable feature for families is the downstairs cloakroom, conveniently located near the entrance. With a WC and wash hand basin, it's ideal for children coming in from the garden, visiting friends, or simply easing the pressure during those busy morning routines.

## Lounge

The main lounge is a warm and inviting space designed for family relaxation. A large front-facing window fills the room with natural light, while coving and a feature fireplace with marble surround create a cosy yet homely feel. This is a room where families can truly

unwind—whether it's movie nights, quiet reading time, or simply gathering together at the end of the day. With television and telephone points in place, it's easy to arrange the room around modern family needs.

## Dining Room

Flowing seamlessly from the lounge is the dining room, which acts as a natural hub of the home. Perfect for family meals, homework sessions, birthday celebrations or hosting friends, this room enjoys lovely views over the rear garden through a large window. Its connection to both the lounge and kitchen makes it highly sociable and practical, allowing parents to stay connected with family life even while preparing meals.

## Kitchen

The kitchen is bright, functional and thoughtfully laid out, offering plenty of cupboard and worktop space to support busy family life. With windows to the side and rear, the room enjoys excellent natural light throughout the day. There is space for all essential appliances, including a fridge/freezer, cooker, washing machine and dishwasher, keeping everything close at hand. A door leads directly out into the rear garden, making it easy to supervise children at play, bring in shopping or enjoy outdoor dining during warmer months. The wall-mounted boiler is neatly positioned, and the overall layout ensures the kitchen remains both practical and welcoming.

## First Floor Landing

Upstairs, the first-floor landing is surprisingly spacious, benefiting from a side window that brings in additional light. There is access to loft storage, as well as an airing cupboard housing the hot water cylinder with useful slatted shelving—ideal for linen, towels and bedding. From here, doors lead to four well-proportioned bedrooms and the family shower room.

## Bedrooms

The home offers four bedrooms, providing excellent flexibility for growing families. The main bedroom is a comfortable and relaxing retreat, featuring built-in wardrobes with sliding doors, offering ample storage while keeping the room uncluttered. A large front-facing window allows plenty of daylight, creating a calm and restful atmosphere. The second bedroom, overlooking the rear garden, also benefits from built-in wardrobes, making it perfect as a child's room or guest bedroom with plenty of storage already in place.

Bedrooms three and four provide further versatility, easily accommodating children's bedrooms, a nursery, a study or a home office if required. Their layout ensures the home can adapt as family needs change over time, whether that's space for teenagers, remote working or hobbies.

## Shower Room

The family shower room is well presented and designed with everyday use in mind. Featuring a shower cubicle with mains shower, WC and vanity wash basin, it is easy to maintain and well suited to the demands of family life. An obscure-glazed window allows natural ventilation while maintaining privacy.

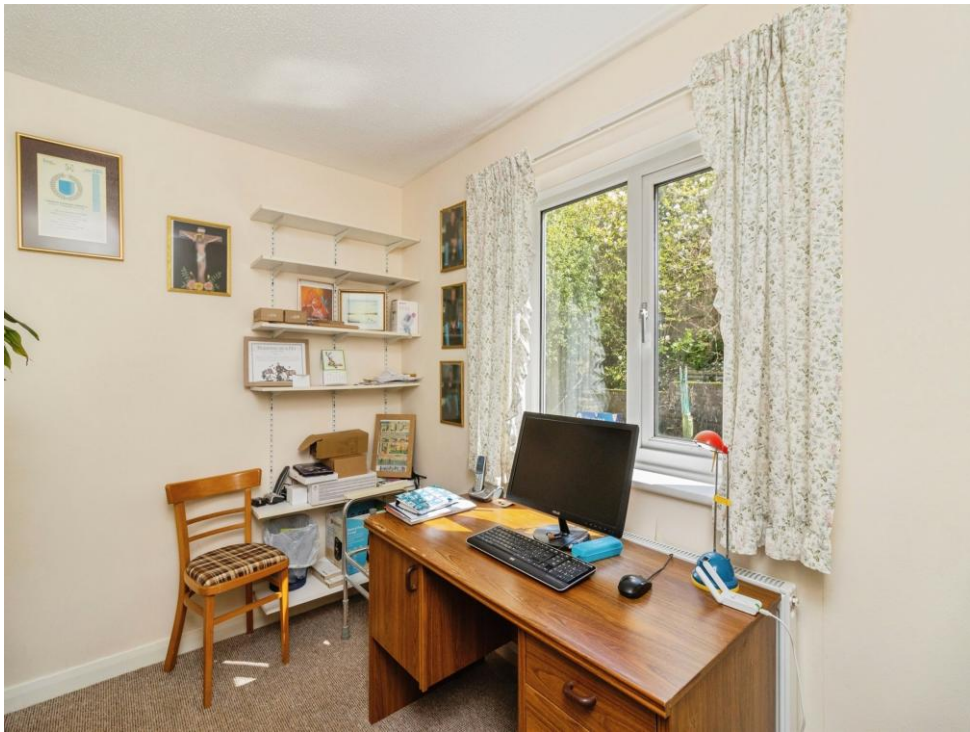
## Gardens

Outside, the rear garden is a real asset and offers a safe, enclosed space for children to play and adults to relax. Thoughtfully arranged with patio areas to both the side and rear, the garden provides plenty of room for outdoor seating, barbecues and family gatherings. Mature trees and shrubs create a peaceful backdrop and a natural sense of privacy, while areas laid to chippings ensure lower maintenance. A garden shed offers additional storage, ideal for bikes, toys or gardening equipment.

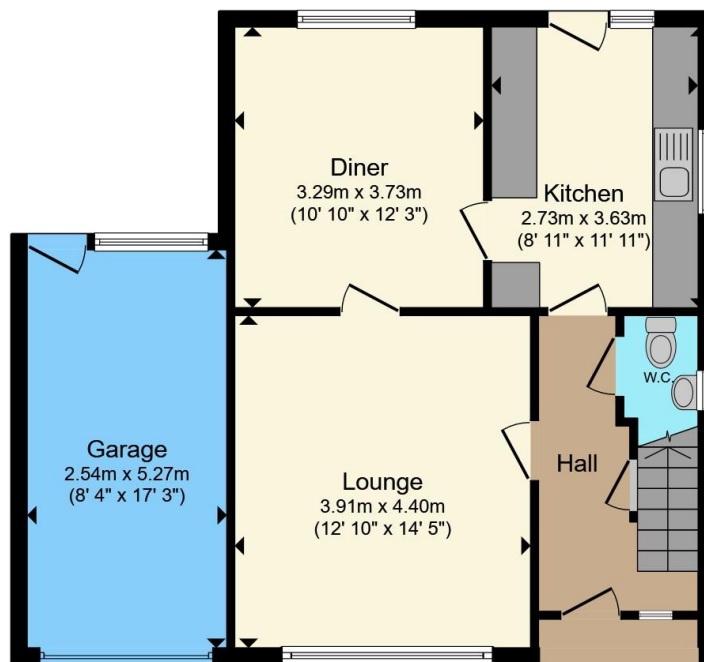
## Garage

The garage is accessible via a courtesy door from the garden, adding to the home's practicality.

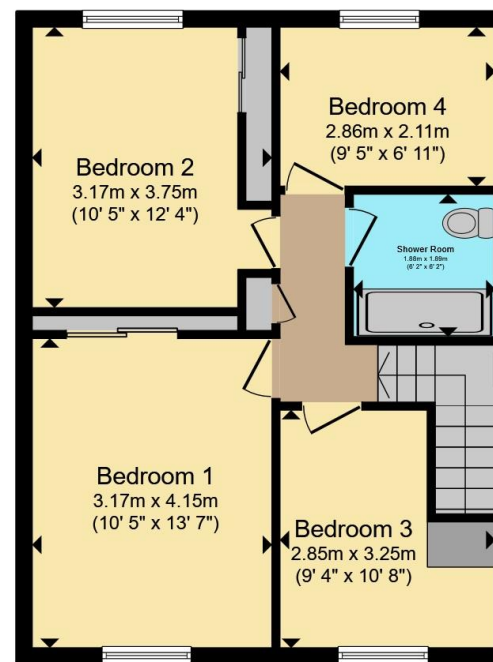








**Ground Floor**



**First Floor**

Total floor area 115.0 m<sup>2</sup> (1,238 sq.ft.) approx

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