



Guide Price Of £425,000

Hilton Drive, Preston,
Paignton, TQ3 1JW

A truly stunning large four bedroom semi detached house, situated in a favoured area of Preston, close to seafront and Preston shopping parade. The house has been extensively improved and upgraded benefits from designer ensuite, family bathroom and general good decor throughout. Other benefits include large garage, level gardens, uPVC double glazing and gas central heating. Internal viewing recommended.



Composite front door to:-

HALLWAY Stairs to first floor landing. Central heating radiator. Power points. Doors to:-

Downstairs Cloakroom Suite comprising WC and small wash hand basin, inset to vanity-style unit with cupboard under. Extractor fan.

LIVING ROOM PVCu double glazed bay window to front. Central heating radiator. Fireplace with open fire facility. Power points.

DINING ROOM PVCu double glazed french doors with matching side windows leading out to the rear garden. Central heating radiator. Power points.

KITCHEN/BREAKFAST ROOM Range of shaker style base and wall kitchen units. Stainless steel sink inset to work surfaces. Pan drawers. Inset space for cooker. Space and plumbing for washing machine and dishwasher, space for tumble dryer & fridge freezer. Concealed extractor fan over cooker space. PVCu double glazed window to rear, overlooking the rear garden. Under unit lighting. Central heating radiator. Modern gas boiler for central heating and hot water. Double glazed door which gives access to the rear garden. Power points.

FIRST FLOOR Split landing with stairs to:-

FIRST FLOOR LANDING Cupboard over the stairs offering good storage space. Doors to:-

BEDROOM ONE ENSUITE Good-size room with PVCu double glazed window to front and further PVCu double glazed window to rear enjoying some sea views. Central heating radiator. Power points.

ENSUITE SHOWER ROOM/W.C Spacious shower room. Walk-in shower enclosure, with glass screen and mains shower with rainfall water head over. Tiled walls and flooring. Dual sinks with built-in cupboards. Mirrored medicine cabinets. PVCu double glazed obscure window to rear. Chrome central heating towel radiator. W.C. Extractor fan.

BEDROOM 2 PVCu double glazed bay window to front. Fitted range of built-in wardrobes. Central heating radiator. Power points.

BEDROOM 3 PVCu double glazed bay window to rear enjoying sea views across to Berry Head, Brixham and also overlooking the rear garden. Central heating radiator. Power points.

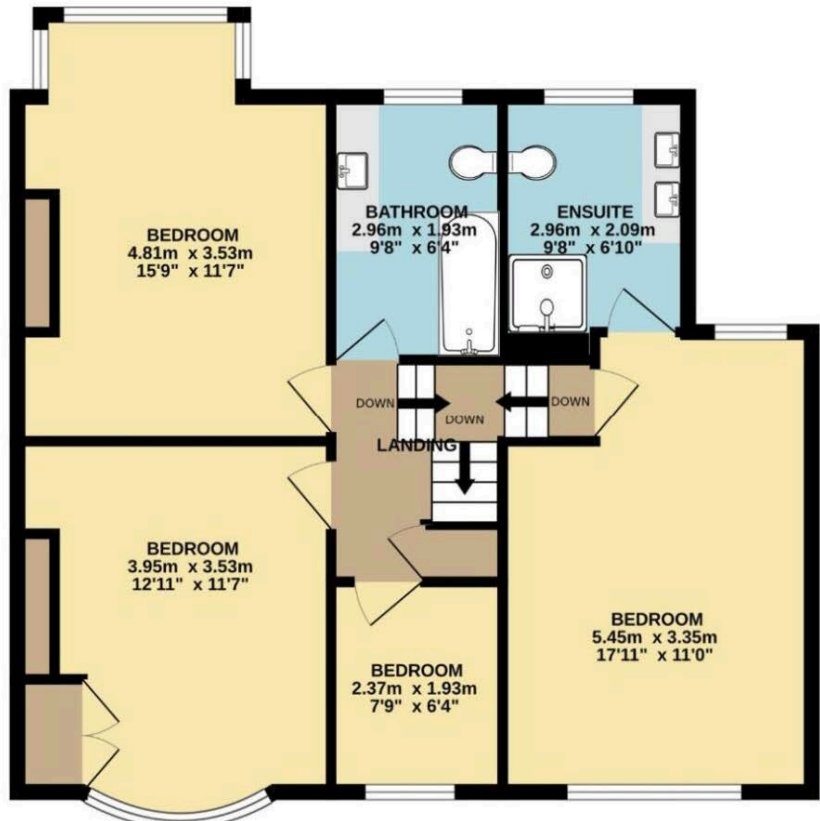
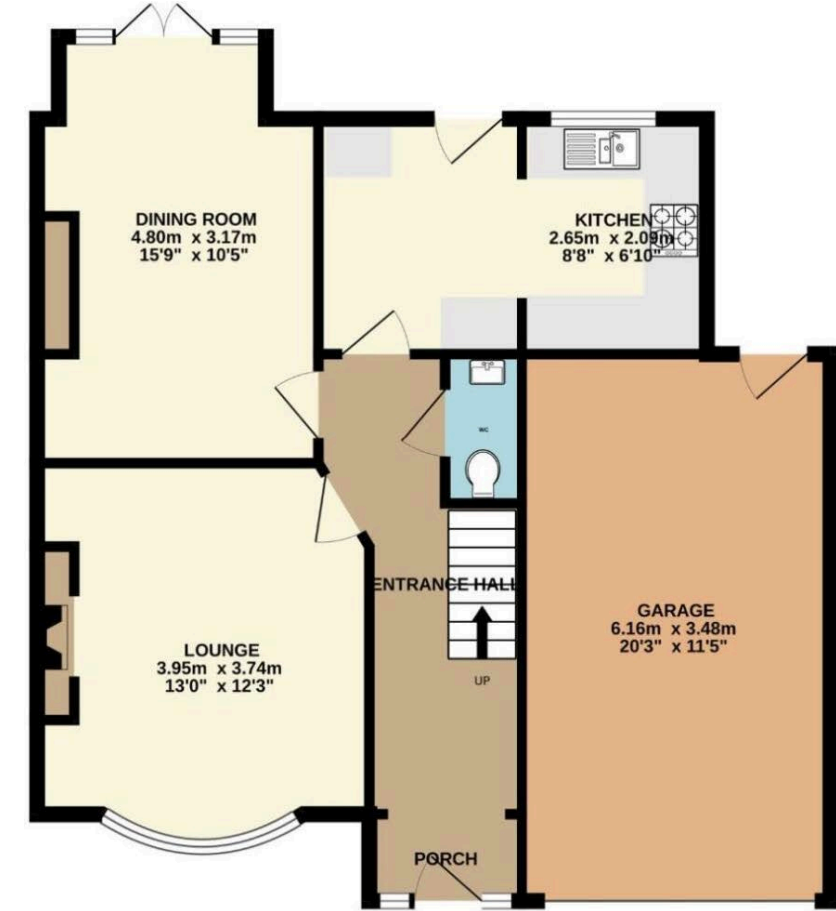
BEDROOM 4/ STUDY Currently utilised as a dressing room. PVCu double glazed window to front. Central heating radiator. Power points.

FAMILY BATHROOM Quality suite comprising panelled bath with mains shower over and folding shower screen. Part-tiled walls. W.C. Contemporary style wash hand basin inset to vanity unit with cupboards under. Chrome central heating towel radiator. Mirrored medicine cabinets. Access to loft. Extractor fan. PVCu double glazed obscure window to rear.

OUTSIDE TO FRONT Brick paved driveway at the front of the property, giving off-road parking for three cars. Access to large garage.

GARAGE Electric garage door. Power and light. Good area for storage space. PVCu double glazed courtesy door leading to the rear garden.

OUTSIDE TO REAR Is level, private and sunny, being laid mainly to lawn and benefits from having a southerly aspect. Timber shed. Raised planters for flowers and shrubs etc. Good size patio area and composite decking area at the bottom of the garden with arbour. There is a good degree of privacy as a whole. Outside tap.



Address 'Hilton Drive, Preston, Paignton, TQ3 1JW'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '64 | D'

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