







Taylors
sales & lettings

Guide Price £260,000 - £270,000

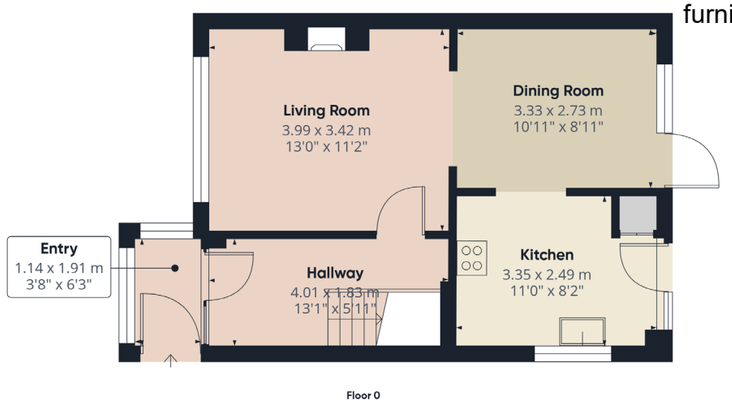
Rowbrook Close, Paignton, TQ4 7BU

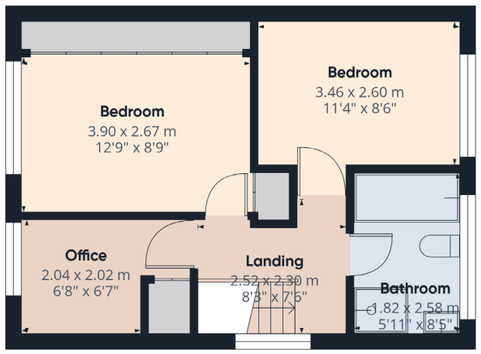
A well-presented three-bedroom family home situated in the popular residential location of Rowbrook Close. Offering spacious and well-balanced accommodation throughout, the property benefits from a bright open-plan kitchen and dining area, a cosy lounge with multi-fuel log burner, a fully enclosed rear garden, garage and driveway parking for two or more vehicles. The home provides excellent space for modern family living, with generous room sizes and a practical layout throughout.

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ENTRANCE PORCH Entered via a UPVC double glazed door into a useful boot room area, ideal for coats, shoes and everyday storage.

ENTRANCE HALLWAY A wide and welcoming entrance hallway, fully carpeted and offering space for a console table or storage unit. Radiator and useful understairs storage cupboard.

LOUNGE A comfortable and inviting reception room featuring a UPVC double glazed window, radiator and multi-fuel log burner creating a fantastic focal point to the room. Fully carpeted with ample space for lounge furniture and sofa suites. Open through an archway into the dining room, creating an excellent flow for modern living.

DINING ROOM A bright dining space with UPVC double glazed window and patio door leading directly to the rear garden. Radiator and plenty of room for a family-sized dining table and chairs. Open plan through to the kitchen.

KITCHEN A modern and well-designed kitchen offering a bright and airy feel. Fitted with a gas hob, electric oven and extractor fan, along with a stainless steel sink and tap. Space for a fridge freezer and washing machine, plus a useful cupboard providing space for a tumble dryer and additional storage. Tiled splashback walls, UPVC double glazed windows and a further UPVC double glazed patio door leading to the rear garden.

UPSTAIRS LANDING Providing access to all first-floor accommodation.

BEDROOM ONE A well-proportioned double bedroom featuring built-in wardrobe units and ample space for a large bed, bedside tables and dressing furniture. UPVC double glazed window and radiator.

BEDROOM TWO A spacious and bright double bedroom with plenty of room for a large double bed and additional wardrobe furniture. Fully carpeted with UPVC double glazed window and radiator.

BEDROOM THREE A versatile single bedroom, ideal as a child's room, guest room or home office. Built-in cupboard with potential for wardrobe storage, UPVC double glazed window and radiator.

BATHROOM A generously sized family bathroom fitted with a large panelled bath, walk-in shower unit, vanity hand wash basin and WC. Fully tiled walls, radiator, extractor fan and a large UPVC double glazed frosted window allowing plenty of natural light.

OUTSIDE

REAR GARDEN A fully enclosed rear garden enjoying a sunny aspect. Immediately accessed from the property is a patio seating area, perfect for outdoor dining and entertaining, leading onto a great-sized lawned garden providing plenty of outdoor space for families and pets.

FRONT GARDEN A well-kept front garden laid mainly to lawn with attractive flower bed borders.

GARAGE Single garage providing useful storage or workshop space.

PARKING Driveway parking suitable for two or more vehicles, leading directly to the garage.

Address 'Rowbrook Close, Paignton, TQ4 7BU'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '71 | C'

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