



Sun Valley Close, Brixham, TQ5 8JG



£345,000 Freehold



Situated in a popular and established residential cul-de-sac in the favoured Furzeham area of Brixham, this exceptionally spacious and versatile **FIVE BEDROOM SEMI DETACHED** family home offers generous accommodation complemented by ample off-road parking, a garage, a useful workshop, and a beautifully re-modelled rear garden designed for modern family living and outdoor enjoyment.

The property has been thoughtfully extended to create flexible accommodation ideally suited to growing families, those working from home, or buyers seeking space for multi-generational living.

Upon entering, you are welcomed into a light and airy lounge positioned to the front of the house, providing an attractive and comfortable living space. The lounge flows seamlessly through to a generously proportioned kitchen/dining room, creating an ideal social hub for everyday family life and entertaining.

The kitchen/dining area offers excellent space for a substantial dining table and chairs, while the kitchen itself is fitted with a comprehensive range of wood-effect wall and base units, extensive work surfaces, and a practical breakfast bar. Integrated appliances include a dishwasher, fitted oven, hob and cooker hood, with additional space available for further appliances such as a washing machine and fridge/freezer. A window and door provide direct access to the garden, allowing plenty of natural light to flood the room.

On this floor level there is also an inner hall with shower room/w.c and double bedroom, ideal for one level living or guest room. The bedroom accommodation is particularly impressive, with five well-proportioned bedrooms providing flexibility for family members, guests, home offices or hobby rooms. The principal bedroom is a standout feature, benefiting from an exceptionally large walk-through dressing room that offers extensive storage and dressing space. Two bath/shower rooms serve the property, ensuring convenience for larger households.

As expected gas fired central heating is installed along with double glazing.

Outside, the property continues to impress. To the front, there is ample driveway parking together with access to the garage and a highly useful workshop, ideal for storage, DIY projects or potential workspace requirements.

The rear garden has been creatively re-designed into a series of attractive terraces, making the most of the sunny aspect and providing a variety of seating and relaxation areas. Whether enjoying outdoor dining, entertaining friends, or simply unwinding in the sunshine, the garden offers numerous inviting spaces. An additional seating terrace extends along the side of the house towards the front, providing yet another pleasant spot for a table and chairs.

Brixham is one of South Devons most sought-after coastal towns, renowned for its picturesque harbour, vibrant fishing community and beautiful surrounding coastline. Residents enjoy easy access to local shops, supermarkets, schools, healthcare facilities and leisure amenities, while nearby coastal walks, beaches and the South West Coast Path offer endless opportunities for outdoor recreation. Excellent road links connect the town with Paignton, Torquay and the wider South Devon area, making this an outstanding location for both families and professionals seeking a coastal lifestyle.



Approx Gross Internal Area
153 sq m / 1644 sq ft



Lower Floor
Approx 23 sq m / 250 sq ft

Ground Floor
Approx 70 sq m / 752 sq ft

First Floor
Approx 60 sq m / 642 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 82% /VODAPHONE 82% /O2 74% /THREE 71%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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