







Taylors
sales & lettings

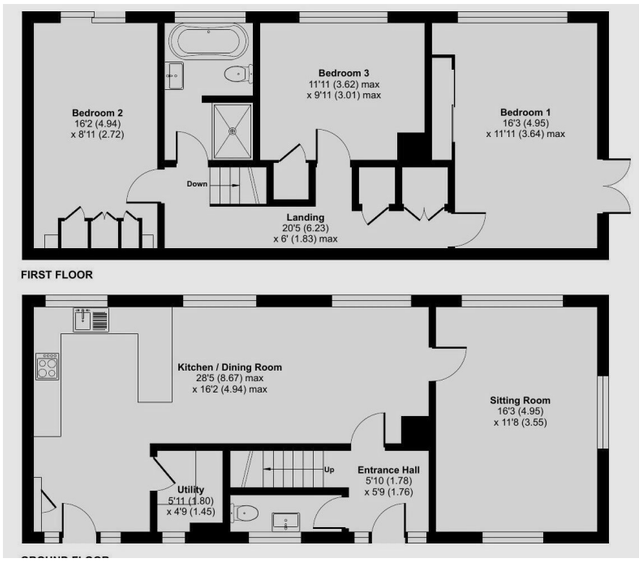
Guide Price £375,000 - £400,000

Grange Heights,
Paignton, TQ4 7JQ

A beautifully presented three bedroom detached family home in Goodrington. The property offers ample space and comprises of a welcoming entrance hallway, a large open plan kitchen/diner, a useful utility space, a spacious living room, a convenient cloakroom, three double bedrooms, a family bathroom, large gardens and off road parking. The property is ideally situated within easy reach of schools, South Devon collage, an array of supermarkets, bus links and more.







ENTRANCE HALLWAY A composite double glazed front door opens into a wide and welcoming entrance hallway, doors providing access to the cloakroom and kitchen/dining room, and with stairs descending to the lower ground floor accommodation.

KITCHEN/DINING ROOM A spacious and well appointed kitchen/dining room, offering an abundance of space for modern family living and entertaining. The kitchen comprises a range of wall, base and drawer units complemented by solid oak work surfaces, incorporating a composite sink and drainer. Further features include an electric single oven with grill, induction hob with extractor hood above, space for a freestanding fridge/freezer, complementary tiled splashbacks and breakfast bar seating. UPVC double glazed windows enjoy far-reaching sea views, creating a wonderful backdrop to the kitchen. The dining area provides ample space for a large family dining table and further benefits from additional UPVC double glazed windows, a gas central heating radiator and a door connecting through to the living room.

UTILITY AREA A useful utility area providing space and plumbing for a washing machine and dishwasher, together with space for a tumble dryer.

LIVING ROOM A bright and spacious living room offering ample room for comfortable seating and entertaining. Triple aspect UPVC double glazed windows allow natural light to flood the room while framing views across the rear gardens and towards the far-reaching sea views. A gas central heating radiator.

CLOAKROOM A conveniently positioned cloakroom fitted with a low level WC and wall mounted wash hand basin with fitted storage beneath. The room also benefits from a UPVC obscure double glazed window and a gas central heating radiator.

LOWER GROUND FLOOR

BEDROOM ONE An exceptionally spacious principal bedroom overlooking the well maintained rear gardens, offering ample room for a range of bedroom furnishings. UPVC double glazed windows provide natural light, while doors open directly onto the garden, creating a lovely connection between the indoor and outdoor spaces. A gas central heating radiator.

BEDROOM TWO A second generously proportioned bedroom, offering excellent space for furnishings and benefiting from built-in wardrobes. Sliding patio doors provide direct access onto the decking, and a gas central heating radiator.

BEDROOM THREE A good sized double bedroom offering versatility to suit a variety of needs, whether as a further double bedroom, home office or study. The room benefits from a UPVC double glazed window and a gas central heating radiator.

FAMILY BATHROOM A modern family bathroom fitted with a high level flush WC, wash hand basin, walk-in double shower and a striking freestanding clawfoot bathtub. Complementary tiling, a UPVC obscure double glazed window and a towel rail.

OUTSIDE

REAR GARDENS The rear gardens have been landscaped with ease of maintenance in mind, offering a combination of attractive outdoor spaces. The main rear section is predominantly laid to timber decking, providing an excellent setting for alfresco dining, entertaining and relaxing outdoors. To the side of the property, a further garden area is laid to lawn and enjoys a wonderful degree of privacy, bordered by mature conifer trees and a selection of shrubs.

GARDEN ROOM Positioned within the gardens is a separate garden room, currently arranged as a bar but offering excellent versatility for alternative uses, including a home office, hobby room or garden room. The room benefits from electrical points, storage and doors opening onto the garden.

FRONTAGE To the front of the property, there is ample off-road parking, providing convenient parking.

Address ‘Grange Heights, Paignton, TQ4 7JQ’

Tenure ‘Freehold’

Council Tax Band ‘D’

EPC Rating ’72 | C’