



Guide Price £600,000 - £650,000

Brownscombe Close,
Marldon, Paignton,
TQ3 1LU

An executive five bedroom, three reception room detached house, in the highly sought after village of Marldon, served by local shops, bus services and easy ring road access. This stunning home has large versatile living accommodation with five bedrooms to the first floor including two ensembles. Other benefits include, owned solar panning, double integrated garage and private nicely enclosed garden. This exceptionally well maintained property should be viewed to be appreciated.



Composite front door to:-

SPACIOUS HALLWAY Central heating radiator. Door to integral garage. Cloaks cupboard.

CLOAKROOM White suite with close coupled WC and wash basin.

LOUNGE Stunning Minster fireplace with gas stove inset. Two central heating radiators. Double doors onto patio garden. uPVC double glazing.

KITCHEN/BREAKFAST ROOM Extensive range of light wood fronted units with range of space, drawers and cupboards below. Central island. Built in Rangemaster double oven with canopy above. Spot lighting. uPVC double glazing. Opening onto dining area with central heating radiator and double doors opening to:-

GARDEN ROOM Part brick and uPVC double glazed with vaulted ceiling. Electric space heater.

UTILITY ROOM Range of cupboards, drawers and wall units. Plumbing for washing machine, space for tumble dryer, Combi gas boiler for central heating and domestic hot water. Half glazed door to side. Central heating radiator.

DINING ROOM/SECOND LOUNGE uPVC double glazing and bay window. Central heating radiator.

STUDY uPVC double glazing. Central heating radiator.

BEDROOM TWO ENSUITE Built in double wardrobes. uPVC double glazing. Central heating radiator.

ENSUITE White suite comprising shower cubicle with mains shower. Pedestal wash basin and low level WC. uPVC double glazing.

LANDING Airing cupboard, access to insulated loft with flooring and lighting. Central heating radiator.

MASTER BEDROOM ENSUITE AND DRESSING ROOM Built in wardrobes. Central heating radiator. uPVC double glazed window. Opening onto dressing room and door to ensuite. Luxury suite with large shower cubicle, vanity basin with cupboards below, uPVC double glazing, close coupled WC.

BEDROOM THREE uPVC double glazing and central heating radiator. Built in mirror fronted wardrobe.

BEDROOM FOUR Built in mirror fronted wardrobe and central heating radiator. uPVC double glazing.

BEDROOM FIVE uPVC double glazing and central heating radiator.

BATHROOM White suite comprising four piece suite with panelled bath. Pedestal wash basin and low level WC, corner shower cubicle, uPVC double glazing and central heating radiator.

OUTSIDE Driveway and parking for three cars onto:-

DOUBLE INTEGRAL GARAGE Power and lighting, electric up and over doors and tap.

REAR GARDEN Level lawned garden area with patio and garden area with inset shrubs. Nicely enclosed and sunny disposition with side access. Outside tap.



Approximate total area^m
213.8 m²
2300 ft²

Reduced headroom
0.5 m²
5 ft²

(†) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Address 'Brownscombe Close, Marldon, Paignton, TQ3 1LU'

Tenure 'Freehold'

Council Tax Band 'F'

EPC Rating '74 | C'

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