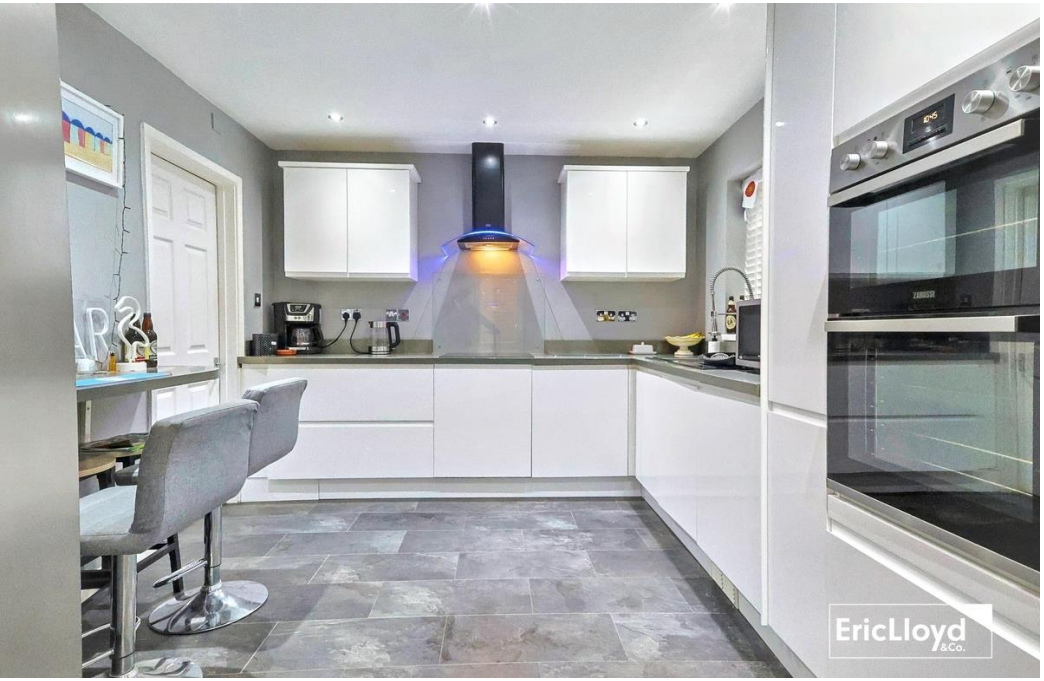


Hookhills Road, Paignton, TQ4 7LR

Eric Lloyd & Co.





£329,950 Freehold

Situated in the highly sought-after Hookhills area of Paignton, this attractive **FOUR BEDROOM DETACHED HOUSE** offers spacious and versatile accommodation, ideal for growing families and those looking to enjoy the benefits of a well-connected residential location. All with the added benefit of **NO ONWARD CHAIN**.

The property is conveniently positioned within easy walking distance of local amenities, including a Co-op convenience store, dentist, doctors' surgery and bakery. The popular White Rock Primary School is also within walking distance, whilst the beautiful Broadsands Beach is less than a mile away.

To the front of the property is a double-width driveway providing ample off-road parking. An entrance porch leads into the welcoming open-plan lounge, which flows seamlessly around to the dining area, creating a sociable and versatile living space. The dining area benefits from double-opening French doors leading directly out to the rear garden, allowing plenty of natural light into the room. Stairs to the first floor are centrally positioned within this space.

The modern kitchen is fitted with an attractive range of gloss white, handleless units, complemented by sparkling stone-effect work surfaces. Features include an induction hob with glass splashback and cooker hood over, electric double oven, integrated dishwasher and washing machine, together with space for a large freestanding fridge/freezer. A useful breakfast bar provides additional seating, whilst a door gives convenient access to the rear garden.

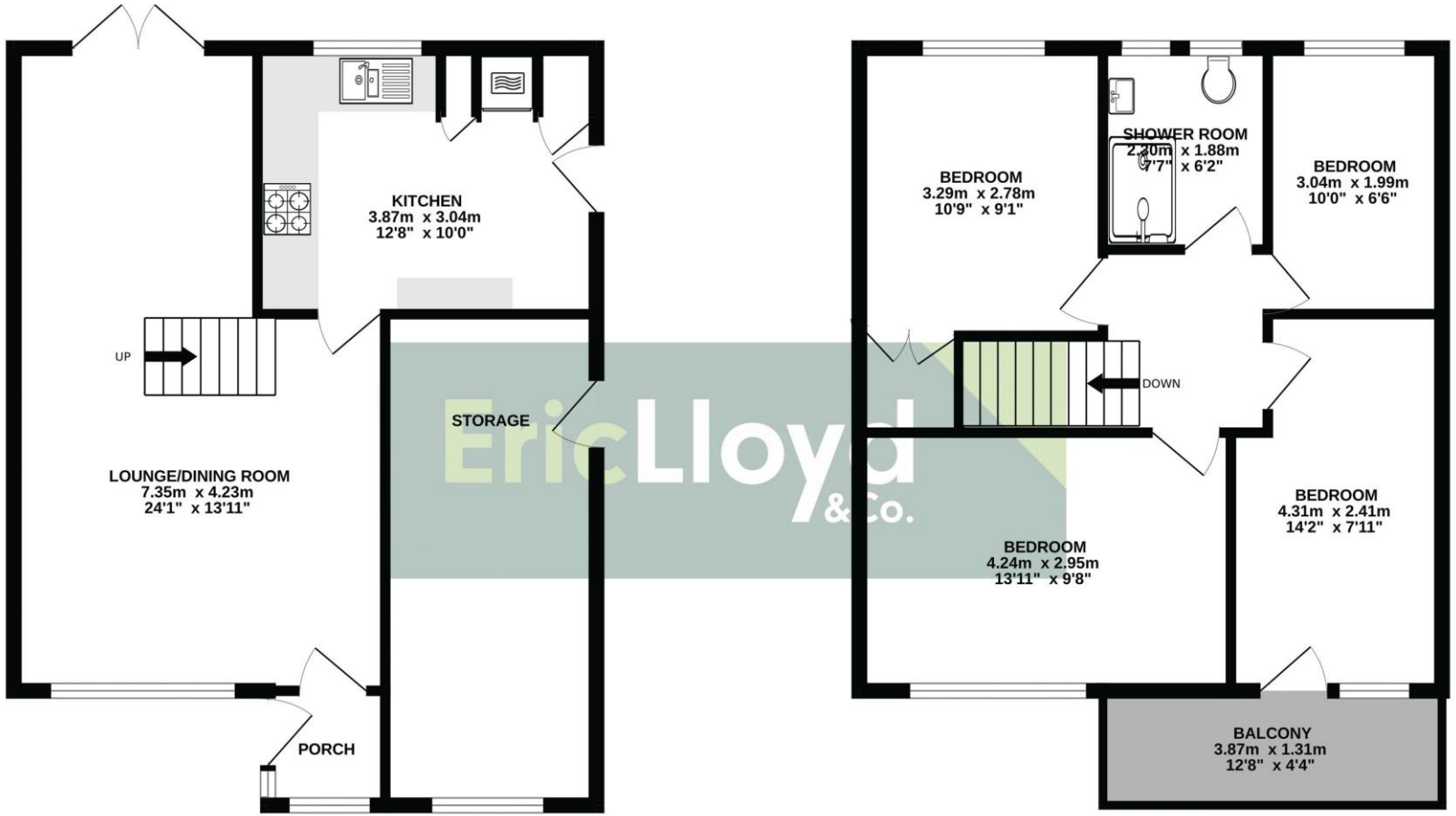
Upstairs, there are four bedrooms. Bedroom one is a spacious double with a built-in cupboard, whilst bedroom two is another comfortable double room, also benefiting from built-in storage. Bedroom three is currently arranged as a twin bedroom and enjoys access to the balcony above the entrance porch, complete with attractive glass and stainless-steel railings. Bedroom four is presently utilised as a dressing room, offering flexibility for alternative uses.

Completing the first floor is a contemporary shower room, fitted with a walk-in shower featuring a rainfall shower head and high-quality shower panelling, wash basin, WC and illuminated LED mirror. Two windows provide natural light and ventilation.

Outside, the rear garden offers excellent space for families and outdoor entertaining, with a paved patio area adjoining the property and a generous lawn beyond. A particularly useful feature is the large gated side access, leading to an additional spacious area providing secure parking or storage for a boat, trailer or similar.

GROUND FLOOR
53.7 sq.m. (578 sq.ft.) approx.

1ST FLOOR
48.8 sq.m. (525 sq.ft.) approx.



TOTAL FLOOR AREA : 102.5 sq.m. (1103 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE RATING: D COUNCIL TAX BAND: D

AGENTS NOTES: This property is on all mains services. The Ofcom website indicates that broadband and mobile phone receptions is available at this address.

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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01803 844466
6 Churston Broadway, Broadsands TQ4 6LE
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