



Asking Price Of £375,000

Flora Close, Paignton,  
TQ4 7UZ

A beautifully presented three bedroom detached family home located at the popular Inglewood Development of Paignton. The property comprises of a welcoming entrance hallway, a useful downstairs cloakroom, a bright and airy living room, a spacious kitchen/diner, a utility room, three bedrooms with the master being en-suite, a further modern family bathroom, garage, level and low maintenance rear gardens and off road parking. The home is ideally positioned within easy reach of both primary and secondary schools, south Devon college, an array of supermarkets, bus links and more.



**ENTRANCE HALL** A double glazed composite front door opens into an inviting and well proportioned entrance hall, providing access to the principal ground floor rooms. Stairs rise to the first floor, complemented by a useful understairs storage cupboard and access to the ground floor cloakroom. A uPVC double glazed window allows for natural light, and a radiator.

**LIVING ROOM** Positioned to the front of the property, this bright and generously sized living room offers an excellent space for relaxation and entertaining. Features include a television point, thermostat heating control, a uPVC double glazed window, and a radiator.

**KITCHEN / DINING ROOM** Beautifully designed for contemporary living, the kitchen/dining room forms the heart of the home. The stylish kitchen is fitted with a comprehensive range of wall, base, and drawer units with complementary work surfaces. Integrated appliances include a single electric oven with grill and a four ring hob with extractor hood above, alongside a 1.5 bowl sink and drainer. There is space and plumbing for a fridge freezer and dishwasher.

The dining area comfortably accommodates a six seater table, whilst also benefiting from a breakfast bar for informal dining. uPVC double glazed windows and French doors flood the space with natural light and provide seamless access to the rear garden.

**UTILITY ROOM** Accessed from the kitchen, the utility room offers additional practicality with space and plumbing for a washing machine and tumble dryer, work surfaces above, fuse box, and a radiator.

**CLOAKROOM** A well appointed and generously sized ground floor cloakroom suitable for wheelchair access, featuring a low level WC, pedestal wash hand basin, and radiator.

## FIRST FLOOR

**BEDROOM ONE** A spacious and well presented principal bedroom situated at the front of the property, offering excellent proportions. Benefits include built in mirrored wardrobes, a uPVC double glazed window, a radiator, and direct access to the en-suite.

**EN-SUITE** A contemporary en-suite comprising a low level WC, pedestal wash hand basin, and a corner shower enclosure. Finished with complementary part tiling, a mirrored medicine cabinet, a uPVC obscure double glazed window, and a chrome heated towel rail.

**BEDROOM TWO** A well proportioned double bedroom overlooking the rear garden, complete with built in wardrobes, a uPVC double glazed window, and a radiator.

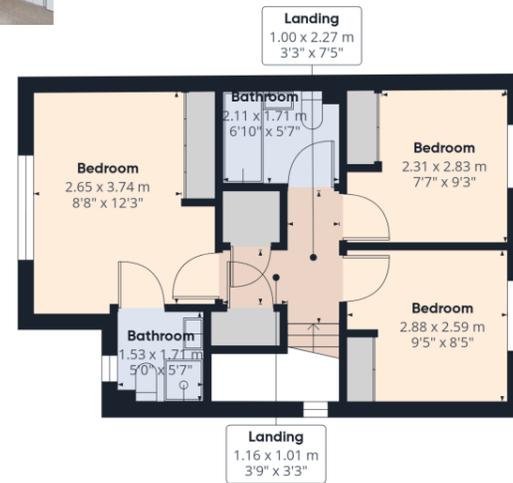
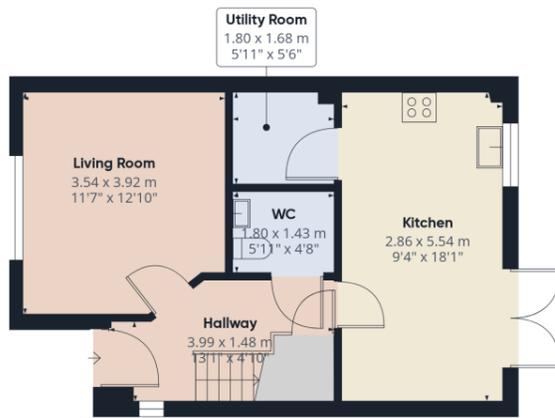
**BEDROOM THREE** A further generously sized bedroom, also positioned to the rear aspect, featuring built in wardrobes, a uPVC double glazed window, and a radiator.

**FAMILY BATHROOM** A modern family bathroom fitted with a low level WC, pedestal wash hand basin, and a panelled bath with shower attachment and glass screen. Finished with contemporary tiling, an extractor fan, and a chrome heated towel rail.

**OUTSIDE** The rear garden has been thoughtfully landscaped to create a low maintenance yet attractive outdoor space. It features a generous lawn and a substantial patio area, ideal for alfresco dining and entertaining. Additional benefits include side gate access to the driveway, a shed, and an air source heat pump.

**GARAGE & PARKING** The property benefits from a spacious garage with an electric roller door, providing excellent storage options, along with lighting and power.

**PARKING** To the front, there is off road parking for up to two vehicles arranged in tandem.



Address 'Flora Close, Paignton, TQ4 7UZ'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '84 | B'

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