



Asking Price Of £350,000

Grange Road,
Paignton, TQ4 7LD

A wonderfully spacious four bedroom semi detached dorma bungalow located in the popular residential area of Goodrington, Paignton. The property comprises of a welcoming entrance hallway, a large lounge/diner, kitchen, four double bedrooms with the master boasting an en-suite cloakroom, a further family shower room, sunny front and rear gardens, a useful workshop, and off road parking. The property offers bundles of potential and is ideally situated within easy reach of both primary and secondary schools, South Devon college, an array of supermarkets, bus links, and more.



ENTRANCE A uPVC double glazed front door opens into a welcoming entrance hallway providing access to the principal ground floor rooms. Stairs rise to the first floor, complemented by overhead lighting and a gas central heating radiator.

LIVING ROOM / DINING AREA A superbly spacious open plan living and dining area, ideal for modern family living and entertaining. The room offers ample space for a variety of furnishings and features an attractive electric fireplace, two gas central heating radiators, and a TV point. A large uPVC double glazed window to the front aspect overlooks the beautifully maintained gardens, while a further window and door provide direct access to the rear garden.

KITCHEN A bright and well appointed kitchen fitted with a range of wall, base, and drawer units with roll edged work surfaces over. Features include a stainless steel sink with drainer, electric double oven with grill, and a four ring hob with extractor hood above. There is space and plumbing for a washing machine, fridge freezer, and wine fridge. Finished with a tiled splashback, a uPVC double glazed window, and a door leading out to the garden.

BEDROOM THREE A generously proportioned ground floor double bedroom positioned to the front of the property, enjoying views over the attractive front garden. Offers ample space for furnishings, a uPVC double glazed window and a gas central heating radiator.

BEDROOM FOUR / STUDY A well sized smaller double bedroom, ideal for use as a guest room, home office, or study. Includes a uPVC double glazed window and a gas central heating radiator.

SHOWER ROOM A three piece suite comprising a low level WC, vanity wash hand basin with storage below, and a double corner shower enclosure. Fully tiled walls, obscure uPVC double glazed window, and a chrome heated towel rail.

PANTRY CUPBOARD A useful and spacious pantry/storage cupboard with fitted shelving, part tiled walls, and a uPVC double glazed window.

FIRST FLOOR

BEDROOM ONE An impressive and spacious principal bedroom enjoying delightful sea views across to Thatcher Rock, Torquay. Features ample space for furnishings, a uPVC double glazed window, and a gas central heating radiator, with access to:-

EN-SUITE CLOAKROOM A convenient en-suite comprising a low level WC and pedestal wash hand basin.

BEDROOM TWO A further generously sized double bedroom benefiting from a walk in wardrobe area. A uPVC double glazed window offers sea views towards Thatcher Rock, alongside a gas central heating radiator.

OUTSIDE

FRONT To the front a concrete driveway provides off road parking and leads to the property. Adjacent is a beautifully maintained garden, laid to lawn and bordered with a variety of mature plants and shrubs.

REAR GARDEN A stunning, sun filled rear garden thoughtfully landscaped for both relaxation and entertaining. A raised decking area accessed from the living room and kitchen, is perfect for outdoor gatherings. Steps lead down to a patio area ideal for alfresco dining, alongside a generous lawn bordered by mature planting. Additional features include two garden sheds, side access, a water tap, and entry to the workshop.

WORKSHOP A practical and versatile workshop equipped with overhead lighting, a workbench with drawers, and power points. With uPVC doors to both the front and rear, it offers excellent potential for hobby use, a work space or further storage.

Address 'Grange Road, Paignton, TQ4 7LD'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

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