



Asking Price Of £290,000

**Wyre Close,
Paignton, Torbay,
TQ4 7RU**

A well presented 3/4 bedroom semi detached house located in the popular residential area of Roselands, Paignton. The property comprises of a welcoming porch leading through to hallway, a spacious living room flowing through to a large kitchen/diner, 3/4 bedrooms, a family bathroom, downstairs cloakroom, south west facing rear gardens and off road parking. The home is ideally located within easy reach of both primary and secondary schools, South Devon college, an array of supermarkets, bus links and more.



ENTRANCE PORCH A composite double glazed front door opens into a welcoming porch featuring a side uPVC obscure window, overhead lighting and a gas central heating radiator. A door leads through to the hallway.

HALLWAY A bright and inviting hallway with doors leading to the ground floor accommodation, stairs rising to the first floor, overhead lighting and a gas central heating radiator.

LIVING ROOM A bright and spacious living area flowing effortlessly into the kitchen/diner perfect for entertaining and modern family living. Features include a TV point, under stairs storage cupboard, uPVC double glazed window and gas central heating radiator.

KITCHEN/DINER A stunning, light filled kitchen/dining space boasting a comprehensive range of wall, base and drawer units with quality granite work surfaces above. Features include a 1½ bowl sink unit, integrated electric oven with grill, four ring induction hob with extractor hood above, integrated washing machine/dryer, fridge and freezer. Ample space for a six seater dining table, complemented by uPVC double glazed windows and sliding doors opening out to the sun soaked rear garden, ideal for seamless indoor/outdoor living.

BEDROOM FOUR / HOME OFFICE A versatile ground floor room equally suited as a guest bedroom, home office, study or playroom. Includes a uPVC double glazed window, fitted storage cupboard and vertical gas central heating radiator. A door leads into the cloakroom.

CLOAKROOM A convenient downstairs cloakroom comprising a low level WC and a vanity wash basin with storage below, perfect for guests or independent use when the adjoining room is used as a bedroom.

FIRST FLOOR

BEDROOM ONE A generous master bedroom offering ample space and picturesque woodland views. Features mirror fronted fitted wardrobes, a uPVC double glazed window and a gas central heating radiator.

BEDROOM TWO A spacious double bedroom overlooking the beautifully landscaped rear garden, complete with built in storage, uPVC double glazed window and gas central heating radiator.

BEDROOM THREE A comfortable single bedroom ideal as a child's room or home office, a built in storage cupboard, uPVC double glazed window and gas central heating radiator.

BATHROOM A stylish and modern family bathroom comprising a low level WC, pedestal wash basin and panelled bath with overhead shower and glass screen. Finished with stone tiled walls, obscure uPVC double glazed window and a chrome heated towel rail.

OUTSIDE The south-west facing rear garden has been thoughtfully landscaped to maximise sunlight throughout the day. The first level features a spacious patio area accessed directly from the kitchen/diner perfect for alfresco dining. Steps lead up to a neatly lawned section bordered by mature shrubs and plants, and further to a third section with a second lawned area with a built in pergola and cobb and stone built pizza oven, an ideal entertaining space.

OFF ROAD PARKING



Tenure Freehold

Council Tax Band C

EPC Rating TBC

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