



Lanhydrock Close | Paignton | TQ3 3GP

Guide Price Of £350,000 - £365,000

A well presented four bedroom detached family home located within a quiet cul-de-sac on the popular development of Heritage Park, Paignton. The property boasts a vast amount of space and comprises of a welcoming inner entryway, a spacious living room that flows nicely through to the dining room, a sizeable kitchen, conservatory, a useful downstairs cloakroom, a study, four bedrooms with the master being en-suite, a further family bathroom, off road parking and well maintained, sunny rear gardens. The home is perfectly situated within easy reach of schools, shops, the ring road, bus links, doctors and more.

- FOUR BEDROOMS
- MASTER EN-SUITE
- DETACHED FAMILY HOME
- OFF ROAD PARKING
- SUNNY REAR GARDENS
- QUIET CUL-DE-SAC LOCATION

ENTRANCE HALL A composite double glazed front door opens into a welcoming inner entryway. Complete with overhead lighting and a gas central heated radiator, this space provides access to the main ground floor accommodation.

CLOAKROOM A practical and useful downstairs cloakroom featuring a low level flush WC and a vanity wash hand basin with integrated storage. And Oak work surfaces to the side. a uPVC obscure double glazed window and a gas central heated radiator.

LIVING ROOM A bright and spacious living room offering a comfortable atmosphere with ample room for furniture. Features include space for an electric fire with a solid oak mantel above, double glazed window, TV and internet points, and a gas central radiator. An ideal setting for relaxing or entertaining guests, with seamless flow into the dining area.

DINING ROOM A generous dining area with space for a six seater table, perfect for family meals or hosting. French doors open out to the conservatory, and a gas central heated radiator.

CONSERVATORY A great additional seating area that leads seamlessly out to the gardens perfect for that indoor/outdoor living and entertaining.

KITCHEN This well-appointed kitchen features a range of base, drawer, and overhead units topped with roll edged work surfaces. An eye level AEG electric double oven and four ring gas hob with extractor. Additional highlights include a 1 1/2 bowl stainless steel sink with drainer, space and plumbing for a dishwasher and American style fridge freezer. A large built in larder cupboard, double glazed windows overlook the lovely gardens, and a further uPVC double glazed door provides access out to the rear.

STUDY A versatile space ideal as a home office, playroom, or hobby room. This room includes a double glazed window to the side, gas central heated radiator, and internal access to the garage store, making it an incredibly practical addition.

Address 'Lanhydrock Close, Paignton,
TQ3 3GP'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '66 | D'

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FIRST FLOOR

BEDROOM ONE A spacious master bedroom enjoying picturesque countryside views to the rear. Built in wardrobes provide additional storage, a uPVC double glazed window and gas central radiator.

EN-SUITE A modern en-suite shower room complete with a walk in shower, vanity unit with wash basin and storage below, a low level flush WC, part tiled walls, chrome heated towel rail and an obscure glazed window.

BEDROOM THREE A generously proportioned double bedroom located at the front of the property, complete with a uPVC double glazed window and gas central heating.

BEDROOM FOUR Another excellent sized room to the front, with double glazing and central heating.

FAMILY BATHROOM This well sized family bathroom offers a three piece suite including a panelled bath with shower and glass screen, vanity basin with storage below and low level flush WC. Additional features include a chrome heated towel rail, shaver point and an obscure uPVC double glazed window.

SECOND FLOOR

BEDROOM TWO A large and inviting double bedroom with dual aspect Velux windows providing plentiful natural light. Ample space for furnishings, a fitted storage cupboard, side storage in the eaves on both sides and a gas central heated radiator.

OUTSIDE

REAR GARDEN A beautifully landscaped south west facing rear garden designed for both relaxation and entertaining. A raised sun deck provides the perfect setting for al fresco dining, with steps leading to a well maintained lawn. The fully insulated garden cabin equipped with lighting and electrical points offers endless possibilities whether as a home office, games room, or tranquil retreat.

PARKING The property benefits from a driveway with off road parking for two vehicles.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.