



Asking Price Of £535,000

Laura Avenue,
Preston, Paignton,
TQ3 2LS

A well presented five bedroom semi detached family home located in the highly desirable location of Preston, Paignton. The home comprises of a wide and welcoming inner hallway, a large lounge/diner, a spacious kitchen/breakfast room, a useful downstairs cloakroom, a bar/games room, five double bedrooms with the master being en-suite, a further family bathroom, sunny landscaped rear gardens, off road parking and a garage. The property is ideally situated within easy reach of schools, Oldway mansions, local shops, doctors and pharmacies, bus links, as well as much more making it an ideal family home.



ENTRANCE HALL A composite double glazed front door opens into a spacious and welcoming entrance hall, providing access to the principal ground floor rooms. Stairs rise to the first floor, as well as overhead lighting and a gas central heating radiator.

KITCHEN/BREAKFAST ROOM A bright and generously proportioned kitchen/breakfast room, ideal for modern family living. The room features a comprehensive range of contemporary white high gloss wall, base and drawer units complemented by roll edge work surfaces. The kitchen features a 1.5 bowl composite sink and drainer, a gas range style cooker, and space and plumbing for a washing machine, dishwasher, tumble dryer and fridge freezer. Additional features include a large pull out larder unit, tiled splash back, and ample space for a six seater dining table. Dual aspect uPVC double glazed windows overlook the side and rear gardens, while a double glazed doors provide direct access to the outdoor space. A gas central heating radiator.

CLOAKROOM A practical ground floor cloakroom fitted with a low level WC and a wall mounted wash hand basin with useful storage beneath.

LOUNGE/DINER An exceptionally spacious lounge/diner designed with both relaxation and entertaining in mind. Offering ample room for a variety of furniture arrangements, the space features an attractive electric fireplace, a useful storage cupboard, a double glazed bay window and a gas central heating radiator. Glazed panel doors open into the kitchen/breakfast room, creating a seamless flow for entertaining, while uPVC double glazed French doors lead through to the adjoining bar/games room.

BAR/GAMES ROOM A versatile and impressive additional reception space overlooking the sun drenched rear garden. Perfect as a bar, games room, family room or playroom, the space benefits from skylight windows, French doors opening onto the garden, tiled flooring and a gas central heating radiator.

FIRST FLOOR

FAMILY BATHROOM A stylish and modern family bathroom comprising a low level WC, pedestal wash hand basin and a panelled bath with shower attachment and glass shower screen. Additional features include part tiled walls, a mirrored medicine cabinet, an obscure uPVC double glazed window and a chrome heated towel rail.

BEDROOM TWO A spacious double bedroom offering generous accommodation, complete with a uPVC double glazed window and gas central heating radiator.

BEDROOM THREE A beautifully proportioned double bedroom positioned to the front of the property. Features include a built in wardrobe, a charming bay window seat, a vanity wash hand basin, a uPVC double glazed bay window and a gas central heating radiator.

BEDROOM FOUR A further well sized double bedroom overlooking the rear garden, benefiting from a built in wardrobe, uPVC double glazed window and gas central heating radiator.

BEDROOM FIVE A versatile smaller double bedroom, equally suited as a home office, study, hobby room or nursery. The room includes a uPVC double glazed window and gas central heating radiator.



SECOND FLOOR

BEDROOM SUITE Occupying the entire top floor, this spectacular principal suite offers an abundance of space and privacy. The room benefits from a walk in wardrobe, Velux windows, uPVC double glazed windows and a gas central heating radiator, with a door leading to the en-suite shower room.

EN-SUITE A contemporary en-suite comprising a low level WC, vanity wash hand basin with fitted storage below and a walk in shower enclosure.

OUTSIDE

REAR GARDEN A superb west facing rear garden enjoying sunshine throughout much of the day. Designed for ease of maintenance, the garden features an extensive patio area ideal for outdoor dining and entertaining, with a dedicated hot tub area adjoining the bar/games room. Five steps rise to a generous lawn, while a further decorative pebble stone area can be found to the rear. A substantial timber built summer house provides the perfect outdoor space.

PARKING To the front of the property is a driveway providing ample off road parking and access to the garage.

GARAGE A sizeable single garage fitted with a metal up and over door, offering excellent storage space together with power and lighting.

Address 'Laura Avenue, Preston, Paignton, TQ3 2LS'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '61 | D'

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