



Freshwater Drive, Hookhills, Paignton, TQ4 7SB



www.ericlloyd.co.uk

£399,950 Freehold

“A well-presented, spacious property situated in the sought after Hookhills area of Paignton”



Situated in a peaceful cul-de-sac within the highly sought-after Hookhills area of Paignton, this **DETACHED, EXTENDED FOUR BEDROOM HOUSE** offers an excellent opportunity to acquire a well-proportioned and thoughtfully extended family home. Enjoying a pleasant open outlook to both the front and rear, the property offers a quiet residential setting while remaining conveniently close to local amenities, schools, and transport links.

Offered for sale with **NO ONWARD CHAIN**, this home is ideal for buyers seeking a smooth and straightforward purchase. The ground floor accommodation is both spacious and versatile. An entrance porch opens to the double aspect lounge/dining room, which benefits from an abundance of natural light and provides a welcoming space for both relaxation and entertaining. Patio doors open directly onto the rear garden, blending indoor and outdoor living. The room is further enhanced by a decorative fire surround with an electric fire, creating a cosy focal point.

An inner hallway leads to the integral garage, offering additional storage or potential for conversion (subject to necessary permissions), and also provides access to the extended kitchen/breakfast room. This well-appointed kitchen is fitted with a comprehensive range of cream-fronted units complemented by wood-effect worktops. Integrated appliances include a fridge, freezer, dishwasher, built-in oven, and microwave, along with a four-burner gas hob and cooker hood. A one-and-a-half bowl ceramic sink with drainer adds practicality, while there is also space for a washing machine. A window and door open out to the rear garden, making it a bright and functional family space.

Upstairs, the property offers four bedrooms, comprising three generous double rooms and a comfortable single bedroom, ideal for use as a child's room, or home office. The family bathroom is fitted with a white suite, including a bath with a fitted shower over, low-level W.C., and a pedestal wash basin. A useful linen cupboard provides additional storage.

Externally, both the front and rear gardens are attractively maintained, mainly laid to lawn, and provide a pleasant outdoor environment. The rear garden features a good-sized patio seating area, perfect for outdoor dining and relaxation.

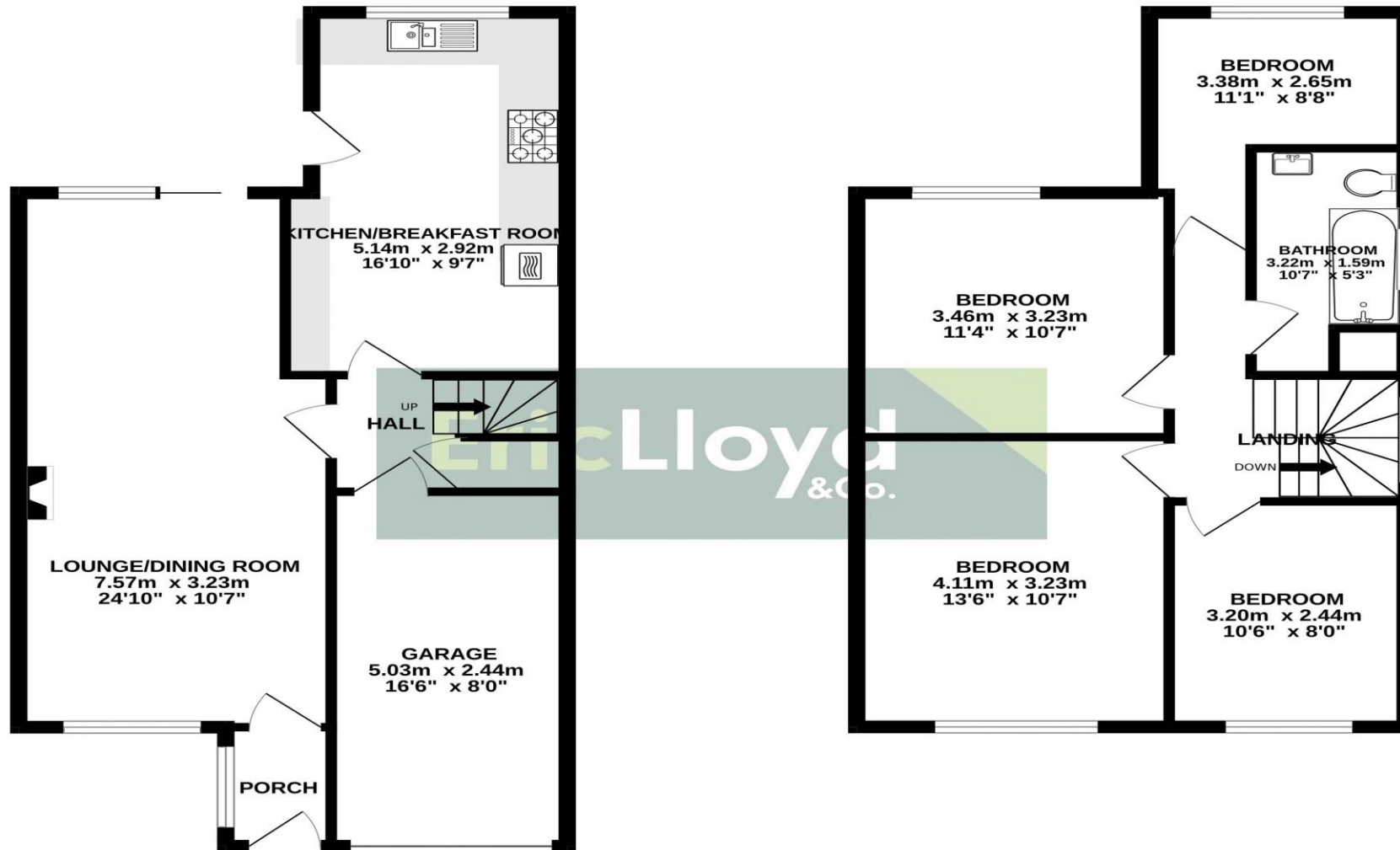
To the front, a brick-paved driveway offers off-road parking and leads to the integral garage. Further benefits include double glazing throughout and gas-fired central heating, ensuring comfort and efficiency year-round.

This well-presented home combines space, location, and practicality, making it an ideal choice for families or those seeking a peaceful yet convenient lifestyle.



GROUND FLOOR
55.5 sq.m. (598 sq.ft.) approx.

1ST FLOOR
49.8 sq.m. (536 sq.ft.) approx.



TOTAL FLOOR AREA : 105.3 sq.m. (1133 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicated that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 81% / THREE 80% / VODAPHONE 71% / O2 62%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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