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Asking Price Of £400,000

Grampian Close,
Paignton, TQ4 7GD

A substantially sized four bedroom detached family home located in the highly desirable area of Collaton St. Mary in Paignton. The property offers an abundance of space and comprises of a welcoming hallway, a modern kitchen/diner, dining room could be used as a fifth bedroom, a spacious living room, , a convenient downstairs cloakroom, four bedrooms with the master being en suite, a further family bathroom, landscaped rear gardens, garage and off road parking. The property is situated within easy reach of supermarkets, bus links, both primary and secondary schools as well as South Devon College, nearby villages including Totnes and Stoke Gabriel, as well as much more.



ENTRANCE A double glazed front door opens into a wide and welcoming entrance hallway, with doors leading to the adjoining rooms and stairs rising to the first floor. The hallway also benefits from a useful fitted storage cupboard and gas central heating radiator.

KITCHEN/DINER A beautifully appointed and recently installed modern kitchen/diner, featuring a comprehensive range of wall, base and drawer units with complementary work surfaces over. The kitchen is equipped with a composite sink and drainer, Quooker tap, range style cooker with hob and extractor hood above, integrated dishwasher, washing machine and useful bin storage. There is also space for a tall fridge freezer. The dining area provides ample room for a dining table, while a uPVC double glazed window overlooks the rear gardens and a uPVC double glazed door provides direct access outside.

LIVING ROOM A wonderfully spacious living room offering ample space for a range of furnishings and featuring an attractive fireplace. Double aspect uPVC double glazing provides plenty of natural light, with the front facing window enjoying picturesque countryside views and French doors opening directly onto the rear gardens, creating a seamless connection between the indoor and outdoor living spaces.

CLOAKROOM A useful ground floor cloakroom fitted with a low level flush WC and pedestal wash hand basin, complemented by part tiled walls, a uPVC obscure double glazed window and gas central heating radiator.

OFFICE/BEDROOM FIVE A versatile and generously proportioned ground floor room, ideal for use as an office or study but equally suited to a double bedroom, playroom or additional reception space. The room benefits from a uPVC double glazed window to the front aspect and gas central heating radiator.

FIRST FLOOR

BEDROOM ONE A generously sized master bedroom positioned to the front of the property and enjoying picturesque countryside views. The room features built in wardrobes, a uPVC double glazed window and gas central heating radiator, with a door leading to

EN-SUITE A three-piece suite comprising low level flush WC, wash hand basin and shower enclosure. The room benefits from tiled walls, uPVC obscure double glazed window and gas central heating radiator.

BEDROOM TWO A second generously sized double bedroom, again positioned to the front of the property and enjoying lovely countryside views. The room benefits from a built in wardrobe, uPVC double glazed window and gas central heating radiator.

BEDROOM THREE A well proportioned third bedroom overlooking the rear gardens, with useful built in storage cupboard, uPVC double glazed window and gas central heating radiator.

BEDROOM FOUR A further single bedroom overlooking the rear gardens, currently utilised as an office, with uPVC double glazed window and gas central heating radiator.

BATHROOM The family bathroom is fitted with a three piece suite comprising low level flush WC, pedestal wash hand basin and panelled bath with shower attachment over and protective glass screen. The room is complemented by tiled walls, a uPVC obscure double glazed window and gas central heating radiator.

OUTSIDE

REAR GARDENS The attractive rear gardens have been thoughtfully landscaped and arranged over four tiers, offering a variety of spaces for relaxing and entertaining. The first level, accessed directly from both the kitchen/diner and living room, is paved and provides an ideal area for alfresco dining and entertaining. Steps lead to a decked seating area, with further steps rising to a lawned section and then onto a decorative pebble covered area at the upper level. The gardens are well established with a variety of mature plants and shrubs and also benefit from convenient side access to the property. The garden also benefits from a high quality awning.

GARAGE A single garage with metal up and over door, providing excellent additional storage space.

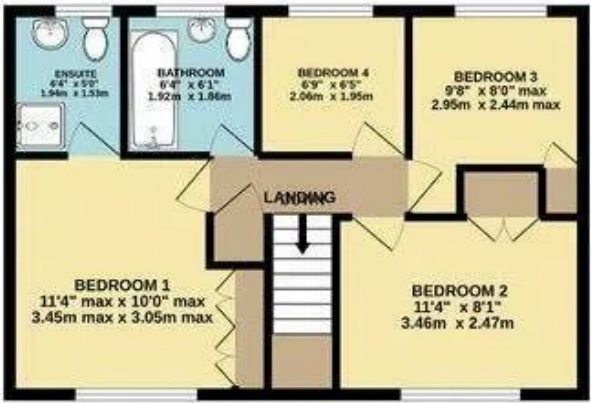
FRONT To the front of the property is off road parking for two vehicles.

AGENTS NOTE There is a Hive thermostat installed - operated remotely.

GROUND FLOOR



1ST FLOOR



Address 'Grampian Close, Paignton, TQ4 7GD'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '72 | C'

Taylor's Estate Agents
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