



GUIDE PRICE OF £285,000 - £300,000

Underidge Close,
Paignton, TQ3 3XU

A well proportioned family home located within a quiet cul-de-sac in Paignton. The accommodation comprises an entrance hallway, a cosy living room, a dining room, and a spacious kitchen on the ground floor, with four bedrooms upstairs including the master with ensuite, and a separate family bathroom. There's a garage conversion offering flexible additional space, plus front and rear gardens and off road parking. The property is ideally situated within easy reach of both primary and secondary schools, South Devon college, an array of supermarkets, travel links and more.



ENTRANCE HALL Accessed via a uPVC double glazed front door, the entrance hall provides access to the principal ground floor accommodation, with stairs rising to the first floor and a gas central heated radiator.

LOUNGE A well proportioned front facing reception room with a large window allowing for good natural light and views over the front garden, tv point and a gas central heated radiator.

DINING ROOM Overlooking the rear garden, this versatile reception space comfortably accommodates a 6 seater family dining table and offers an ideal setting for everyday dining and entertaining. uPVC double glazed sliding patio doors and a gas central heated radiator.

KITCHEN A spacious kitchen situated to the rear of the property, fitted with a range of wall and base units, ample work surface space and integrated appliances including eye level electric oven with grill integrated, a four ring hob with extractor above and a 1.5 bowl sink unit. Space and plumbing for a washing machine and fridge freezer. Within the kitchen is space for a further under counter appliance and a deep pantry cupboard. The kitchen enjoys views over the garden and forms a practical and sociable hub of the home.

CONVERTED GARAGE / ADDITIONAL RECEPTION ROOM The former integral garage has been adapted to create a useful additional room, suitable for a variety of uses such as a home office, playroom or hobby space. Buyers should note this alteration was not signed off under building regulations.

FIRST FLOOR LANDING Providing access to four bedrooms and the family bathroom.



BEDROOM ONE A spacious principal bedroom to the front aspect of the home offering a generous amount of space for furniture. UPVC double glazed window, a gas central heated radiator and a door leading into

EN-SUITE A contemporary en-suite featuring a low level flush WC, a vanity wash hand basin with storage below and a walk in double shower unit. uPVC obscure double glazed window and a gas central heated radiator.

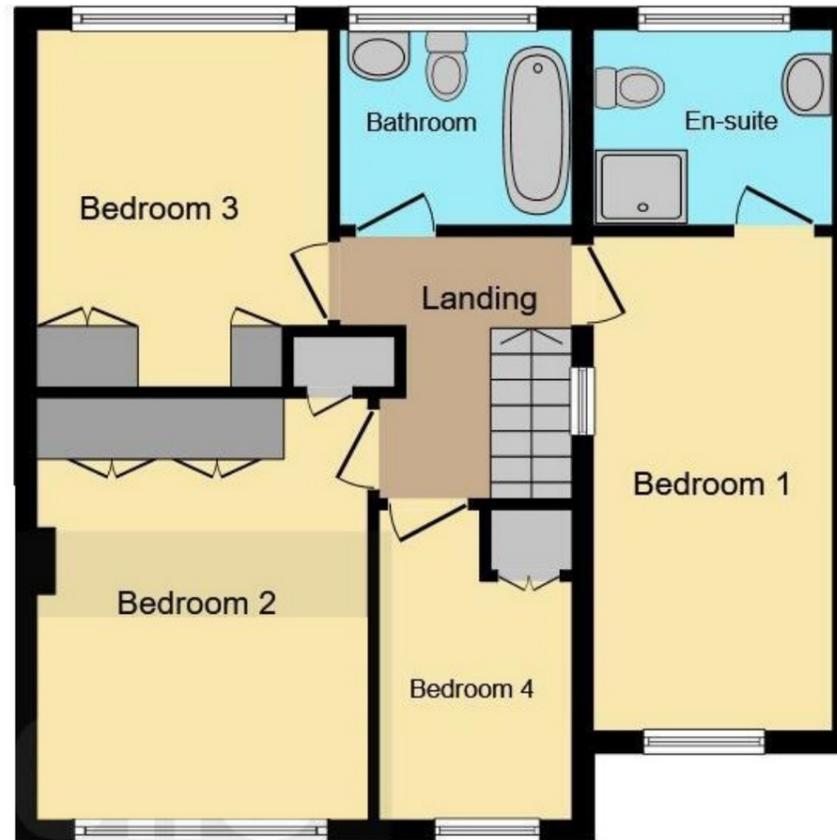
BEDROOM TWO A generous double bedroom to the front aspect, benefiting from deep built in wardrobes. uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE A further double bedroom overlooking the rear gardens, deep built in wardrobes and drawers, uPVC double glazed window and a gas central heated radiator.

BEDROOM FOUR A well sized fourth bedroom, ideal as a bedroom, study or nursery. Built in wardrobe, UPVC double glazed window and a gas central heated radiator.

FAMILY BATHROOM A spacious family bathroom featuring a low level flush WC, a vanity wash hand basin with fitted storage below and a panelled bath unit with shower attaches above. Tiled walls, extractor fan, uPVC obscure double glazed window and a heated towel rail.

OUTSIDE To the rear is a level garden, predominantly laid to lawn with established planting borders and a patio area suitable for outdoor dining. A rear gate leads to an additional garden area with mature fruit trees including apple, plum and pear. To the front, the property benefits from driveway parking, with a lawn to the side, shrub borders.



Address 'Underidge Close, Paignton, TQ3 3XU'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '

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