



Guide Price £650,000 - £700,000

Uplands Road,
Preston, Paignton,
TQ3 1HW

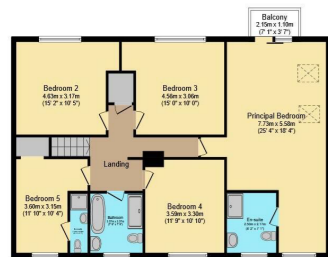
A beautifully presented large family home that is set within a quiet cul-de-sac in the highly desirable location of Preston, Paignton. The property comprises of a welcoming hallway, a large and light filled living room flowing through to a modern kitchen/diner, a convenient cloakroom, five bedrooms of which two are en-suite, two further modern bathrooms, a study, a useful utility room, a games room, and a one bedroom annex. The property also boasts tranquil and picturesque wrap around gardens, and off road parking. The home offers the perfect opportunity for a family looking for a large home, or those looking for multi generational living. The property is ideally situated within easy reach of woodland walks, local shops, the ring road, schools and more.



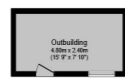
Lower Ground Floor
Floor area 81.3 sq.m. (875 sq.ft.) approx



Ground Floor
Floor area 152.7 sq.m. (1,644 sq.ft.) approx



First Floor
Floor area 121.9 sq.m. (1,312 sq.ft.) approx



Outbuilding
Floor area 0.0 sq.m. (0 sq.ft.) approx

ENTRANCE PORCH A uPVC double glazed entrance door opens into a welcoming porch, offering ample space for coats and shoes. Featuring tiled flooring and obscure glazed side windows, with a secondary internal door leading through to the main hallway.

HALLWAY A wide and inviting inner hallway, featuring exposed wooden floorboards, oak internal doors and a staircase rising to the first floor. Finished with a gas central heating radiator.

BOOT ROOM / CLOAKROOM WC Conveniently positioned on the entrance level, the cloakroom is fitted with a low level WC and wall mounted wash hand basin with shelving beneath. An obscure double glazed window and heated radiator complete the space. The adjoining boot room/storage area benefits from fitted shelving, ideal for additional household storage.

OFFICE/STUDY A wonderfully spacious and versatile room, currently utilised as a home office, which could equally serve as a generous double bedroom, study, play room or snug. Finished with a uPVC double glazed window and gas central heating radiator.

LIVING ROOM A stunning and exceptionally spacious living room enjoying breathtaking woodland views. Character features include exposed wooden floorboards and a striking log burning stove, creating a warm and inviting atmosphere. Dual aspect uPVC double glazed windows flood the room with natural light, while french doors open directly onto the sun terrace. A large open archway connects beautifully to the kitchen/dining area, making the space ideal for entertaining.

KITCHEN / DINING ROOM An impressive open plan kitchen and dining space, thoughtfully designed for modern family living and entertaining. Flooded with natural light, the room flows effortlessly from the living area and enjoys picturesque views over the south facing gardens and surrounding woodland. The kitchen is fitted with an extensive range of wall, base and drawer units with square edged work surfaces, complemented by a 2 bowl composite sink and drainer. Further features include a fitted larder unit, Rangemaster gas cooker with extractor hood, integrated dishwasher and concealed bin storage. There is space and plumbing for an American style fridge freezer, breakfast bar seating for four and ample room for a large family dining table.

FIRST FLOOR

BEDROOM ONE An exceptionally large and beautifully bright principal suite, enjoying stunning woodland views and overlooking the rear gardens. The room offers extensive space for furnishings, Velux windows and sliding patio doors opening onto a private balcony, the perfect spot to enjoy the tranquil surroundings. The room also comfortably accommodates a dedicated office or reading area.

EN-SUITE A contemporary en-suite shower room featuring a low level WC, vanity wash hand basin with fitted storage and a spacious walk in double shower. Finished with modern aqua panelling, obscure glazed window, extractor fan, shaver point and radiator.

BEDROOM TWO A superbly proportioned double bedroom overlooking the beautifully maintained rear gardens, with dual aspect uPVC double glazed windows and gas central heating radiator.

BEDROOM THREE Another generously sized double bedroom enjoying a picturesque woodland outlook, offering ample space for furnishings alongside a uPVC double glazed window and radiator.

BEDROOM FOUR A spacious double featuring a uPVC double glazed window and gas central heating radiator.

BEDROOM FIVE A double bedroom benefiting from its own walk in wardrobe area with fitted shelving and hanging rails. Finished with a uPVC double glazed window and radiator.

EN-SUITE A modern en-suite comprising a low level WC, pedestal wash hand basin and shower enclosure, complemented by stylish part tiled walls, extractor fan and radiator.

FAMILY BATHROOM A beautifully appointed contemporary family bathroom featuring a low level WC, pedestal wash hand basin, panelled bath and separate walk in shower. Finished with modern aqua panelling, obscure glazed window and heated radiator.

LOWER GROUND FLOOR Two workshop / store rooms accessed via garden with full power and light.

GAMES ROOM / FAMILY ROOM A bright and spacious entertainment space opening directly onto the rear gardens via bi-fold doors, creating an exceptional indoor-outdoor entertaining area. The room also provides access to the utility room, shower room and access to further reception room. Versatile in design, this floor could easily provide independent living accommodation for extended family, in addition to the existing annex.

UTILITY ROOM A modern utility room fitted with wall and base units with roll edged work surfaces, offering space and plumbing for a washing machine and tumble dryer, wall hung gas central heating boiler along with a uPVC double glazed window.

SHOWER ROOM A stylish shower room featuring a low level WC, vanity wash hand basin with storage beneath and a walk in double shower. Finished with contemporary aqua panelling, extractor fan and heated radiator

THE ANNEX The annex can be accessed internally from the main residence or independently via its own private entrance, making it ideal for multi-generational living or for guests.

KITCHEN / LIVING ROOM A modern open plan kitchen and living space fitted with a range of wall and base units with square edged work surfaces, a 1.5 bowl composite sink and drainer, electric oven with four ring induction hob and space/plumbing for white goods. The room also benefits from breakfast bar seating, a uPVC double glazed window and French doors opening onto a private patio area.

BEDROOM A generously sized double bedroom overlooking the front aspect of the property, offering ample space for furnishings alongside a uPVC double glazed window and radiator.

SHOWER ROOM A contemporary shower room featuring a low level WC, vanity wash hand basin with fitted storage and corner shower enclosure, finished with modern aqua panelling, extractor fan and radiator.

OUTSIDE The property is set within exceptionally large and private wrap around gardens, offering a peaceful and secluded setting with a stunning woodland backdrop. The rear gardens enjoy a desirable south facing aspect, maximising sunlight throughout the day, and features a patio area, large lawn, pond, chicken coop and concrete garage/garden store. Beautifully landscaped throughout, the gardens are filled with mature shrubs, plants and fruit trees, providing year round colour and privacy. Additional lawned gardens extend to the side and front of the property, alongside further patio seating area.

PARKING Ample of off road parking to the front for five to six cars.

Address 'Uplands Road, Preston, Paignton, TQ3 1HW'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '76 | C'