

CHRISTOPHER SCALES

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Castle Park Close, Paignton,

£375,000

Positioned in a tucked away, private cul-de-sac, this beautifully presented detached home offers practical living with four spacious double bedrooms, perfect for family life. Boasting a large integral garage and double driveway parking for added convenience, along with well-maintained front and rear gardens, this property provides stylish and inviting accommodation in a convenient and accessible location.

Upon entering through the canopied entrance, the reception hall leads to the ground floor accommodation which comprises a sitting room with double doors that open directly onto the rear garden, a spacious kitchen/diner with equipped with integrated appliances including a built-in eye-level double electric oven, microwave, dishwasher, and fridge/freezer, a useful ground floor WC completes the lower level, alongside the substantial integral garage which also houses a utility with laundry facilities. The first floor features four double bedrooms, bedroom one benefits from its own en-suite shower room, a well appointed family bathroom serves the remaining bedrooms, offering both a bath with an electric shower over.

Outside, the front of the property offers driveway parking leading to the integral garage, with a neat lawned garden and a pathway to the front door. The rear garden is an enclosed, level space, featuring a paved patio area ideal for al fresco dining, stepping stones across the lawn to a large timber deck. Bordered by horizontal timber fencing and equipped with outdoor lighting and power points, it creates a superb environment for outdoor enjoyment.

THE ACCOMMODATION COMPRISES, Canopied entrance with light point and door to:

RECEPTION HALL Light point, smoke detector, stairs with hand to first floor, radiator, doors to:

SITTING ROOM - 4.67m x 4.24m (15'4" x 13'11") Maximum measurements. Light point, UPVC double glazed window to rear and UPVC double doors opening onto the rear garden, TV connection point, radiators with thermostat control.

KITCHEN/DINER - 6.2m x 3.68m (20'4" x 12'1") Maximum measurements. Directional spotlights and pendant light points, UPVC double glazed window to front aspect, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring gas hob with extractor over, tiled surrounds, matching wall cabinets, built-in eye-level double electric oven and built in microwave, integral dishwasher, integral fridge/freezer, space for American style fridge freezer, under stairs storage cupboard.

GROUND FLOOR WC - 1.7m x 0.89m (5'7" x 2'11")

Light point, extractor fan, pedestal wash hand basin with tiled splash back, WC, radiator with thermostat control.

INTEGRAL GARAGE - 6.17m x 2.87m (20'3" x 9'5") Metal up and over door, strip lights, smoke detector, obscure glazed door leading into the rear garden. Utility area with base unit and worksurface over, space and plumbing for washing machine, space for tumble dryer, consumer unit, wall mounted boiler.





FIRST FLOOR LANDING Light point, hatch to loft space, airing cupboard with electric heater and slatted shelving, radiator, smoke detector, doors to:

BEDROOM ONE - 4.67m x 3.68m (15'4" x 12'1") Plus recess. Light point, UPVC double glazed windows to front aspect, radiator, door to:

ENSUITE SHOWER ROOM/WC - 2.39m x 1.5m (7'10" x 4'11") Directional spotlights, extractor fan, UPVC obscure glazed window. Comprising large shower cubicle with sliding door, pedestal wash hand basin with tiled splashback, WC, radiator with thermostat control, heated mirror.

BEDROOM TWO - 3.23m x 2.87m (10'7" x 9'5")
Light point, UPVC double window to front aspect, radiator with thermostat control.

BEDROOM THREE - 3.23m x 2.84m (10'7" x 9'4") Maximum measurements. Light point, UPVC double glazed window to rear, radiator with thermostat control.

BEDROOM FOUR - 4.24m x 2.41m (13'11" x 7'11") Maximum measurements. Light point, UPVC double glazed window to rear aspect, radiator with thermostat control, media connection point.

BATHROOM/WC - 1.98m x 1.83m (6'6" x 6'0")
Directional spotlights, extractor fan, UPVC obscure glazed window. Comprising panelled bath with electric shower over and glazed screen, pedestal wash hand basin with tiled splash back, WC, radiator with thermostat control, heated mirror.

OUTSIDE

FRONT At the front of the property is a block driveway providing off-road parking and leading to the integral garage. To the side is a pathway leading to the front door and a level lawned garden with gravel border, outside light, outside power point and pathway continuing to a gated side access.

REAR To the rear of the property is a level and enclosed garden accessed from the sitting room onto a paved patio area, which continues to a gated and secure side access. Stepping stones lead across the lawn to a large timber deck spanning the width of the garden, bordered by horizontal timber fencing, and with outside lighting outside power points, outside tap and a stone fire pit.

USEFUL INFORMATION

Tenure – Freehold

Age - 2020

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band E

EPC Rating - B/84 potential - A/93

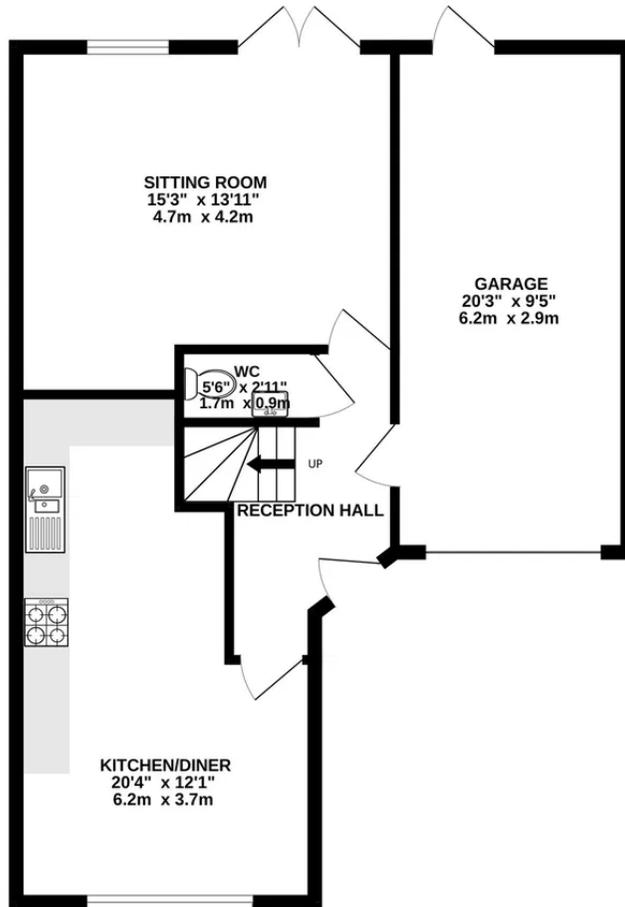
Broadband - 1800

Mobile - Signal strength (0-4) EE: 3, Three: 3, O2: 4, Vodafone: 3

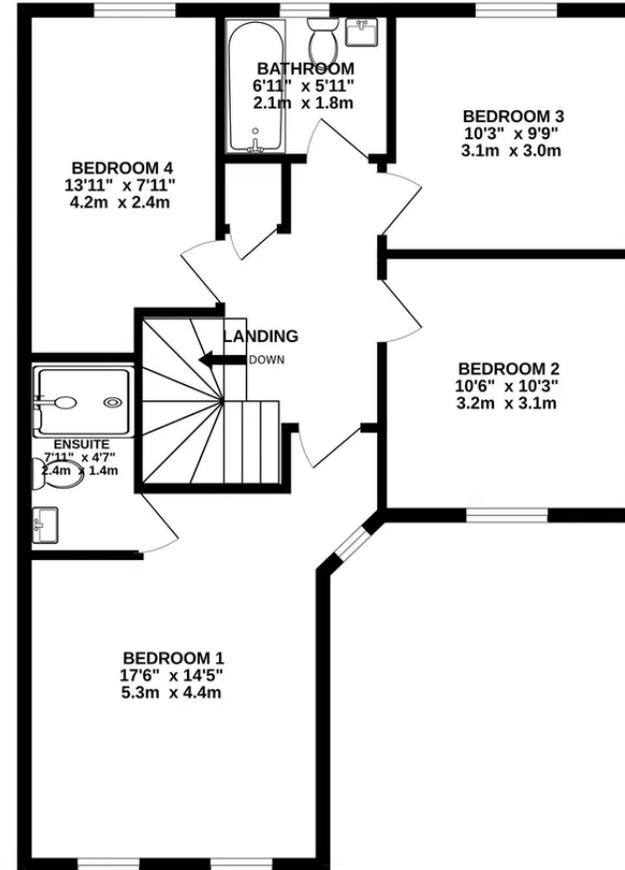
Annual Estate Fee of approximately £300



GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1344 sq.ft. (124.8 sq.m.) 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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