



11 Laura Avenue, Paignton  
Paignton

Guide Price £549,950  
ABSOLUTE



## 11 Laura Avenue

### Paignton

This substantial and extended bay-fronted semi-detached house offers generous and flexible accommodation, making it an ideal choice for families seeking both space and comfort. The property boasts five well-proportioned bedrooms, including a main bedroom that features a walk-in dressing room and a lovely en-suite shower room, providing a private and luxurious retreat. The spacious lounge and dining room create an inviting area for relaxation and entertaining, while the impressive orangery, complete with bi-folding doors, adds a modern touch and floods the interior with natural light. The kitchen and breakfast room offers ample space for family meals, complemented by a practical downstairs cloakroom for added convenience.

This fabulous family home is well worthy of an internal viewing and is sure to impress with its blend of traditional character and light, airy and spacious rooms.



## GARDEN

The rear garden comprises of 2 level astroturf areas and a paved patio. There is a summer house with power and light and an area to the side of the property being ideal for table and chairs and outside dining.

## GARAGE

## DRIVEWAY



# 11 Laura Avenue

## Paignton

The property is located on a level location in the highly sought after residential area of Preston. There are local amenities located close by including shops, schools and bus services. Preston sea front with its lovely beach is approximately a 10-15 minute walk away, where there is a choice of lovely walks and cafes. Paignton town centre has a train station which links to the nearby town of Newton Abbot which has a mainline station.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Substantial & extended bay fronted semi-detached house
- 5 Bedrooms
- Spacious lounge/dining room
- Orangery with bi-folding doors onto the garden
- Kitchen/breakfast room
- Downstairs cloakroom
- Main bedroom has a walk-in dressing room and a lovely en-suite shower room
- Garage & retarmacked front driveway with parking for several cars
- Attractive laid to lawn rear garden with summer house and patio
- Fabulous family home well worthy of an internal viewing



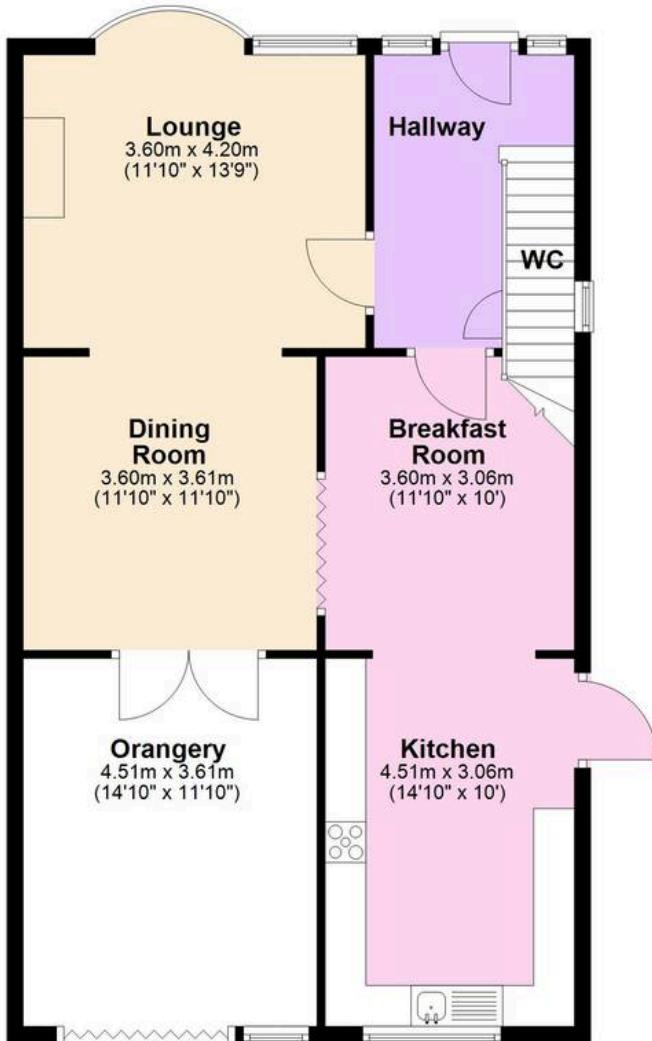


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**Ground Floor**

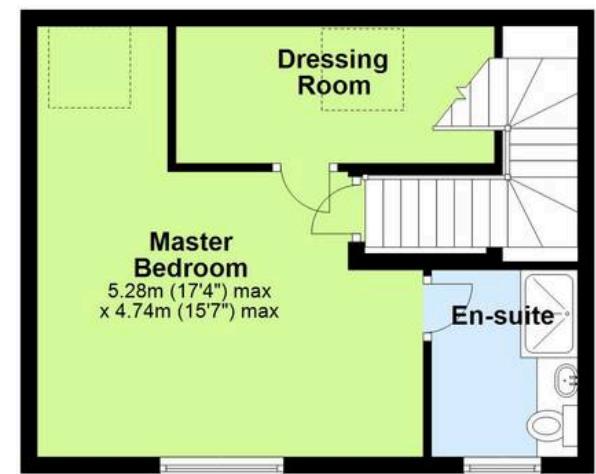
Approx. 80.9 sq. metres (870.4 sq. feet)


**First Floor**

Approx. 72.0 sq. metres (775.2 sq. feet)


**Second Floor**

Approx. 32.6 sq. metres (350.6 sq. feet)



Total area: approx. 185.5 sq. metres (1996.2 sq. feet)

 Approx.  
Plan produced using PlanUp.




## Absolute Sales & Lettings

Absolute Sales & Lettings, 27 Hyde Road - TQ4 5BP

01803 890110

paignton@movewithabsolute.co.uk

<http://www.movewithabsolute.co.uk>

