



GUIDE PRICE £450,000 - £475,000

Five Lanes Road,
Marldon, Paignton,
TQ3 1NQ

A substantially sized detached family home located within the highly popular village location of Marldon. The property boasts an abundance of space and comprises of a welcoming entrance hallway, a large living room, a spacious kitchen/diner, a sun room, five bedrooms two of which are en-suite, a further family bathroom, a useful downstairs cloakroom/utility, a sizeable garage, level rear gardens and a vast amount of off road parking. The property also benefits from beautiful countryside views out to Dartmoor and is ideally situated within easy reach of Marldon Primary, the ring road, local village shops, bus links, countryside walks, the village pub and more.



ENTRANCE HALL A uPVC double glazed front door opens into a wide and welcoming entrance hallway. Stairs rise to the first floor, with doors leading to the ground floor accommodation. The hallway also benefits from a deep fitted storage cupboard and a gas central heating radiator.

LIVING ROOM A wonderfully bright and generously proportioned living room positioned to the front of the property. This inviting space features a charming log burning stove, a uPVC double glazed bay window and a gas central heating radiator.

KITCHEN / DINER A modern and well appointed kitchen/diner offering an excellent range of wall, base and drawer units with roll edged work surfaces. Features include a deep fitted larder cupboard, a 1½ bowl composite sink with drainer, eye level integrated electric double oven with grill and an induction hob with extractor hood above. There is space and plumbing for a dishwasher, tiled splashbacks, space for an American style fridge freezer and ample room for a 6 seater dining table. The room enjoys double aspect uPVC double glazed windows, a uPVC double glazed door opening to the garden and stunning countryside views. A further door leads to a walk in storage cupboard with direct access to the garage.

SUNROOM A well proportioned sun room providing an ideal additional sitting room. Featuring double aspect uPVC double glazed windows, a uPVC double glazed sliding patio door opening onto the rear garden and wall mounted lighting.

UTILITY ROOM / WC A practical utility room incorporating a low level WC and pedestal wash hand basin. There is space and plumbing for a washing machine and tumble dryer with roll edged work surfaces above. Finished with tiled walls and a gas central heating radiator.

DINING ROOM / BEDROOM FIVE A spacious and versatile room currently used as a dining room but equally suitable as an additional double bedroom if required. Offering ample space for furniture, a uPVC double glazed window and a gas central heating radiator.

BEDROOM FOUR A further well sized double bedroom ideal as a home office or study. Featuring a uPVC double glazed window overlooking the sunroom, a gas central heating radiator and a door leading to

EN-SUITE A three piece en-suite comprising a low level WC, vanity wash hand basin with storage below and a walk in double shower. Finished with an obscure uPVC double glazed window and a chrome heated towel rail.

FIRST FLOOR

BEDROOM ONE An impressive master bedroom offering an abundance of space and extensive built in wardrobes. Double aspect uPVC double glazing includes a front facing window and French doors to the rear opening onto a large sun terrace with breathtaking countryside views across to the moors. Complete with a gas central heating radiator and access to

EN-SUITE A spacious en-suite bathroom featuring a low level WC, vanity wash hand basin with fitted storage and a walk in double shower. Complementary tiling, an obscure uPVC double glazed window, extractor fan and chrome heated towel rail.

BEDROOM TWO A second generously sized double bedroom overlooking the front of the property with a uPVC double glazed window and gas central heating radiator.

BEDROOM THREE A further well proportioned double bedroom also positioned to the front aspect, featuring a uPVC double glazed window and gas central heating radiator.

FAMILY BATHROOM A spacious family bathroom comprising a low level WC, vanity wash hand basin with storage below and a panelled bath with shower attachment and protective glass screen. Finished with tiled walls, an obscure uPVC double glazed window, shaver point and a chrome heated towel rail.

OUTSIDE The sunny rear garden has been thoughtfully designed for ease of maintenance with a patio area accessed directly from the kitchen and sunroom providing an ideal space for entertaining, complemented by a further decked area to the rear, a lawned section and raised flower beds stocked with mature plants and shrubs.

GARAGE A larger than average garage fitted with a metal up and over door, timber workbench, ample storage space, power, lighting and an internal door providing direct access to the property.

PARKING Off road parking is available for up to six vehicles on the front driveway.

AGENTS NOTE The property boasts solar panels that are owned out right, and will be sold with the property to the next owners resulting with the new occupiers benefiting from reduced electricity. The panels are a (FYT scheme).

Address 'Five Lanes Road, Marldon, Paignton, TQ3 1NQ'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '71 | D'

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