



Guide Price £350,000 - £370,000

Lidford Tor Avenue,  
Paignton, TQ4 7EE

A beautifully presented three bedroom detached family home located in the popular residential area of Roselands, Paignton. The property comprises of a welcoming entrance porch, a spacious living room, a large and luxurious kitchen/diner, a useful downstairs cloakroom, three sizeable bedrooms, a contemporary family bathroom, integral garage, beautifully landscaped rear gardens and off road parking. The home has been renovated and extended by the current owners to a high standard perfect for modern family living and entertaining. The property is ideally situated within easy reach of both primary and secondary schools, south Devon college, an array of supermarkets, the ring road, bus links and more. The home is being offered for sale with no onward chain!



**ENTRANCE** A composite double glazed front door opens into a welcoming porch featuring side uPVC double glazed windows, overhead lighting and a secondary internal door leading through to the main accommodation.

**LIVING ROOM** A beautifully bright and generously proportioned living room positioned to the front of the property offering ample space for furniture. Features include a floor to ceiling uPVC double glazed window, TV and internet points and a contemporary vertical gas central heating radiator. French doors seamlessly flow through to the kitchen/diner.

**KITCHEN / DINER** This stunning, high end kitchen/diner is perfectly designed for modern living and entertaining. The kitchen is fitted with an extensive range of wall, base and drawer units complemented by a mix of square edged laminate, quartz and solid oak work surfaces. At the heart of the space is a large kitchen island with breakfast bar seating for four. Integrated appliances include an eye level electric single oven with grill, microwave, induction hob, fridge freezer, dishwasher and washing machine. Additional features include a deep fitted larder cupboard, space for an 8 seater dining table, skylight windows, a uPVC double glazed window, and uPVC double glazed French doors opening onto the sunny landscaped rear garden. Finished with modern vertical gas central heating radiators.

**CLOAKROOM** A useful ground floor cloakroom comprising a low level flush WC with wash hand basin over the cistern. An internal door provides direct access to the garage.

#### FIRST FLOOR

**BEDROOM ONE** A spacious master bedroom located to the front of the property, offering ample room for furnishings. uPVC double glazed window and gas central heating radiator.

**BEDROOM TWO** A well proportioned double bedroom overlooking the beautifully maintained rear garden, complete with a uPVC double glazed window and gas central heating radiator.

**BEDROOM THREE** A further generous bedroom, ideal as a smaller double, home office, study or hobby room. uPVC double glazed window and gas central heating radiator.

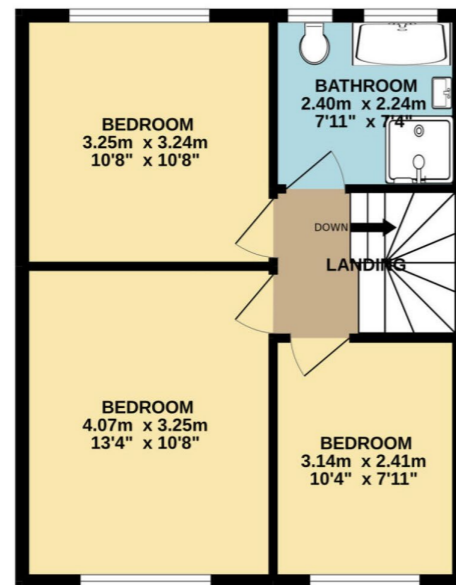
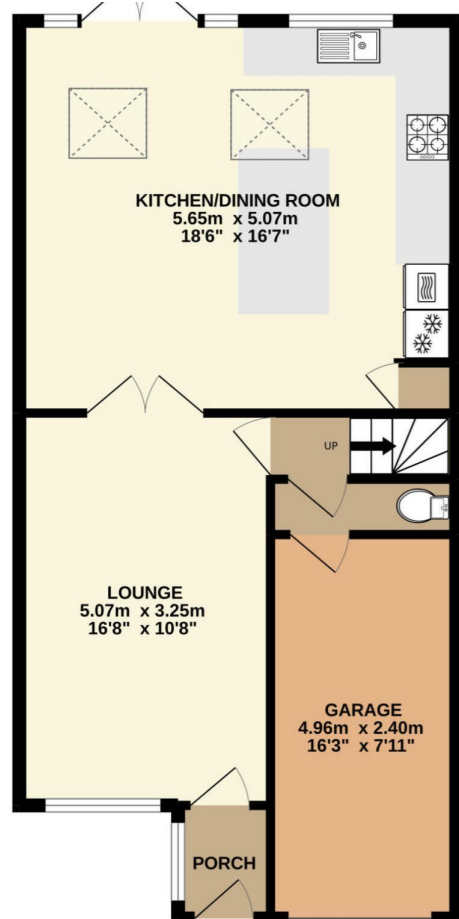
**BATHROOM** A contemporary family bathroom featuring a stylish four piece suite comprising a low level flush WC, vanity wash hand basin with fitted storage below, panelled bath and walk in double shower. Finished with complementary modern tiling and panelling, a uPVC obscure double glazed window and a chrome heated towel rail.

#### OUTSIDE

**REAR GARDEN** A sun soaked rear garden that has been thoughtfully landscaped for ease of maintenance featuring a large patio area ideal for entertaining, a lawned section, mature shrubs and plants and outdoor lighting.

**PARKING** Off road parking to the front of the property for up to 2/3 vehicles.

**GARAGE** A single garage with electric roller door, lighting, fuse box and meters, and an integral door providing direct access into the property.



Address 'Lidford Tor Avenue, Paignton, TQ4 7EE'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '74 | C'

Taylor's Estate Agents  
256 Torquay Road  
Paignton  
TQ3 2EZ