

Dolphin Court Road, Preston, Paignton

£325,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Commanding far-reaching sea views across the bay, this detached home offers versatile accommodation arranged over three floors, in a cul-de-sac position and with off-street parking and a garage.

Accessed through an entrance porch, the reception hall leads to the main living areas. The bright sitting room features UPVC double-glazed windows offering impressive sea views towards Brixham. An archway connects to the dining room, which also benefits from sea views, creating an ideal space for entertaining.

The kitchen is well-equipped with a range of units, an inset hob, a built-in eye-level double electric oven, and an integral fridge, complete with a breakfast bar and access to the rear garden. A convenient ground floor WC and an integral garage complete this level.

The first floor has four bedrooms. Bedroom one and bedroom two both boast far-reaching sea views across the bay and the third and fourth bedrooms offer flexible accommodation with an interconnecting archway.

The property also features lower ground floor rooms, including a spacious reception space, a conservatory with access to the garden and a bathroom/WC.

Externally, the property benefits from a driveway providing off-street parking and leading to the single garage. The garden wraps around three sides of the property, featuring a patio area accessed from the kitchen with steps leading to a seating area that enjoys the expansive sea views. The remainder of the garden is laid to lawn with flower beds, planting borders, a vegetable patch, greenhouse and garden shed, all accessible from the lower ground floor conservatory.

To arrange a viewing, please quote CS1097 when calling.

THE ACCOMMODATION COMPRISES:

Obscure glazed door to:







ENTRANCE PORCH - 3m x 0.94m (9'10" x 3'1")

Light point, UPVC obscure glazed windows, electric meter, door to:

RECEPTION HALL - 3.3m x 2.95m (10'10" x 9'8") Maximum Measurements.

Coved ceiling with light point, stairs with handrail to first floor, under stairs storage cupboards, doors to:

SITTING ROOM - 4.67m x 3.28m (15'4" x 10'9") Maximum Measurements.

Coved ceiling with wall light points, UPVC double glazed windows to side and rear aspect with far-reaching sea views towards Brixham, electric fire, radiators, door with staircase leading to lower ground floor, archway to:

DINING ROOM - 3.02m x 3m (9'11" x 9'10")

Coved ceiling with wall light points, UPVC double glazed windows to rear aspect with sea views towards Brixham, radiator, serving hatch to kitchen.

KITCHEN - 4.67m x 3.3m (15'4" x 10'10") Maximum Measurements.

Coved ceiling with directional spotlights, UPVC double glazed window to rear aspect, radiator. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, inset four ring electric hob with extractor over, built in eye-level double electric oven, integral fridge, space and plumbing for washing machine, space for tumble dryer, breakfast bar, UPVC obscure glazed door providing access to the rear garden.

GROUND FLOOR WC - 1.91m x 1.19m (6'3" x 3'11")

Coved ceiling with pendant light point, UPVC obscure glazed window. Comprising vanity unit with inset wash hand basin, WC, part tiled walls.

INTEGRAL GARAGE - 5.92m x 2.51m (19'5" x 8'3")

Metal up and over door, UPVC double glazed window to rear aspect, light point, power points.

FIRST FLOOR LANDING - 5.18m x 0.91m (17'0" x 3'0")

Coved ceiling with light point, hatch to loft space, UPVC double glazed window to side, radiator, telephone point, airing cupboard housing the hot water cylinder and with slatted shelf over, doors to:

BEDROOM ONE - 3.61m x 3.33m (11'10" x 10'11") Maximum Measurements.

Coved ceiling with light point, UPVC double glazed window with far-reaching sea views across the bay, radiator.

BEDROOM TWO - 2.72m x 3.99m (8'11" x 13'1")

Coved ceiling with pendant light point, UPVC double glazed windows to rear and side with far-reaching sea views across the bay, radiator.

BEDROOM THREE - 3.02m x 2.11m (9'11" x 6'11")

Coved ceiling with light point, UPVC double glazed window to side, radiator, archway to bedroom four.

BEDROOM FOUR - 3.02m x 2.11m (9'11" x 6'11")

Coved ceiling with light point, UPVC double glazed window to side aspect, radiator, archway to bedroom three.

LOWER GROUND FLOOR

RECEPTION SPACE - 6.43m x 2.9m (21'1" x 9'6") Maximum Measurements.
With light points, radiators, access to under house storage, door to:

CONSERVATORY - 3.17m x 2.92m (10'5" x 9'7")
Light points, UPVC double glazed windows to rear and sides on block base with UPVC door opening onto the garden.

BATHROOM/WC - 3.33m x 1.55m (10'11" x 5'1")
Strip lights, wall mounted electric heater, extractor fan. Comprising panelled bath with twin hand grips and shower attachment over, pedestal wash hand basin, WC, part tiled walls.

OUTSIDE

FRONT

At the front of the property, a driveway provides off-street parking and leads to the single garage. A pathway leads to the front door and to the front side is a garden area laid to stone chippings and planting beds, with a crazy paved pathway leading to the gated side access and to the rear garden.

REAR

To the rear of the property is a garden that wraps around the property, accessed from the kitchen with steps leading to a patio area which enjoys far-reaching sea views towards Brixham. The remainder of the garden is laid to lawn with flower beds/planting borders and a vegetable patch with greenhouse and garden shed. The rear garden is also accessed from the lower ground floor conservatory.





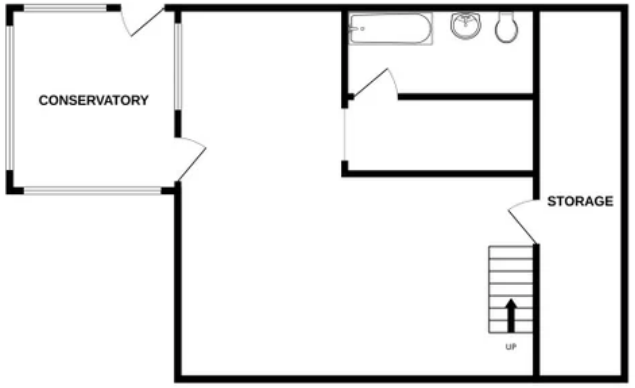




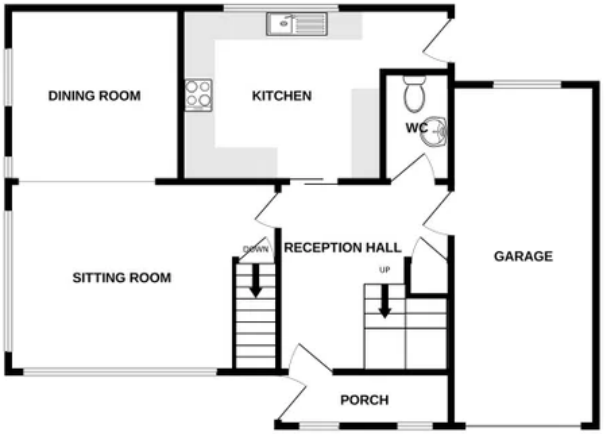




LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



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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