

Offers Over £600,000

Broadsands Avenue,  
Broadsands, Paignton,  
TQ4 6JN

A beautifully presented four bedroom detached family home located in the highly desirable location of Broadsands, Paignton. The property comprises of a welcoming inner porch that leads through to a wide and inviting hallway, a large living room, a spacious kitchen/diner, four double bedrooms, two bathrooms, a useful utility room, garage, off road parking and sunny landscaped rear gardens. The property boasts breathtaking sea and countryside views, and is ideally located within easy reach of Broadsands beach, Broadsands local parade of shops, bus links, cafes, and more.



**ENTRANCE PORCH** A double glazed composite entrance door opens into a spacious and inviting porch, beautifully lit by a large uPVC double glazed window framing far reaching views towards Berry Head. Finished with tiled flooring, the space offers practical space for coats and shoes, complemented by a gas central heating radiator and overhead lighting.

**HALLWAY** A wide and welcoming entrance hall sets an impressive first impression, with doors leading to the principal ground floor rooms and stairs rising to the first floor. Features include elegant oak flooring, a deep fitted understairs storage cupboard, pendant lighting, and two gas central heating radiators.

**LIVING ROOM** An exceptionally spacious and light filled living room, offering an abundance of space for both relaxation and entertaining. A feature gas fireplace with granite hearth creates a stylish focal point, while a striking large uPVC double glazed picture window captures breathtaking sea and countryside views. Two additional side aspect windows enhance the natural light, with television and internet points and a gas central heating radiator.

**KITCHEN / DINING ROOM** A well appointed and generously proportioned kitchen/dining space, fitted with an extensive range of contemporary wall, base and drawer units beneath roll edged work surfaces. Features include a 1.5 bowl stainless steel sink, matching combination microwave and single built in oven and grill, five ring gas hob with extractor over, integrated dishwasher and fridge freezer, and tiled splashbacks. There is ample space for a 6 seater dining table, while sliding patio doors open directly onto the landscaped rear gardens, creating a seamless connection between indoor and outdoor living. Finished with a modern vertical radiator and a uPVC double glazed window.

**PRINCIPAL BEDROOM** A wonderfully spacious master bedroom enjoying spectacular sea and countryside views. Offering ample space for furnishings, the room also benefits from built in mirrored wardrobes, a uPVC double glazed window and a gas central heating radiator.



**FAMILY BATHROOM** A stylishly appointed family bathroom comprising a low level WC, vanity wash hand basin with fitted storage, panelled bath and separate walk in shower. Finished with contemporary tiling, LED mirror, chrome heated towel rail and obscure uPVC double glazed window.

#### FIRST FLOOR

**BEDROOM TWO** A superbly proportioned double bedroom enjoying magnificent sea views stretching towards Berry Head Breakwater. Complemented by a uPVC double glazed window and gas central heating radiator.

**BEDROOM THREE** A beautifully spacious double bedroom with dual aspect uPVC double glazing, framing phenomenal sea and countryside views to the front, while overlooking the sun drenched rear gardens to the rear. Built in eaves storage.

**SHOWER ROOM** A contemporary shower room featuring a low level WC, vanity wash hand basin with fitted storage, walk in shower, complementary tiling, two mirror door cabinet, obscure uPVC double glazed window and chrome heated towel rail.

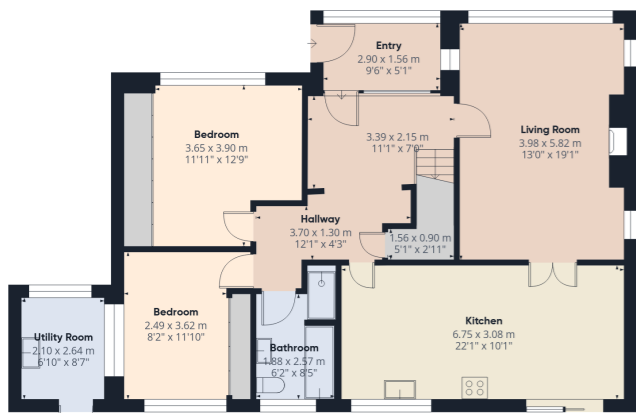
#### OUTSIDE

**UTILITY ROOM** A highly practical utility room fitted with base units and roll edged work surfaces, incorporating a stainless steel sink and drainer. With space and plumbing for a washing machine, tumble dryer and additional fridge freezer, the room also enjoys a uPVC double glazed window with sea views.

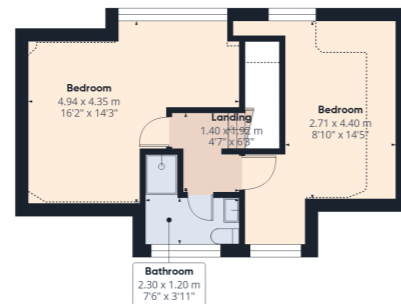
**REAR GARDEN** The beautifully landscaped rear garden has been thoughtfully designed to maximise both enjoyment and ease of maintenance. A sun soaked resin laid terrace accessed directly from the kitchen/dining room provides an ideal setting for alfresco dining. The garden rises through a series of attractive terraced levels laid with decorative stone, interspersed with mature planting and steps leading to an expansive upper patio and decking area, a spectacular entertaining space enjoying truly phenomenal sea and countryside vistas. As well on the top tier, a charming summer house offers the perfect spot from which to take in the exceptional surroundings.

**GARAGE** A spacious garage with electric door, power, lighting and excellent storage capacity.

**PARKING** Off road parking to the front of the property provides space for up to three vehicles.



Floor 0 Building 1



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Garage

Address 'Broadsands Avenue, Broadsands, Paignton, TQ4 6JN'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '70 | C'

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