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Guide Price £350,000 - £360,000

Primley Park,
Paignton, TQ3 3JS

A beautifully presented four bedroom semi detached family home arranged over three levels. The property comprises of a welcoming inner hallway that leads through to a large and light filled lounge/diner, a modern kitchen, a useful cloakroom/utility room, four bedrooms with the master boasting a luxurious en-suite and private sun room, a further contemporary family bathroom, south east facing rear gardens and off road parking. The home is ideally situated within easy reach of Paignton town, schools, bus links, an array of supermarkets and shops, doctors and pharmacies, as well as much more. The property is being sold with no onward chain!



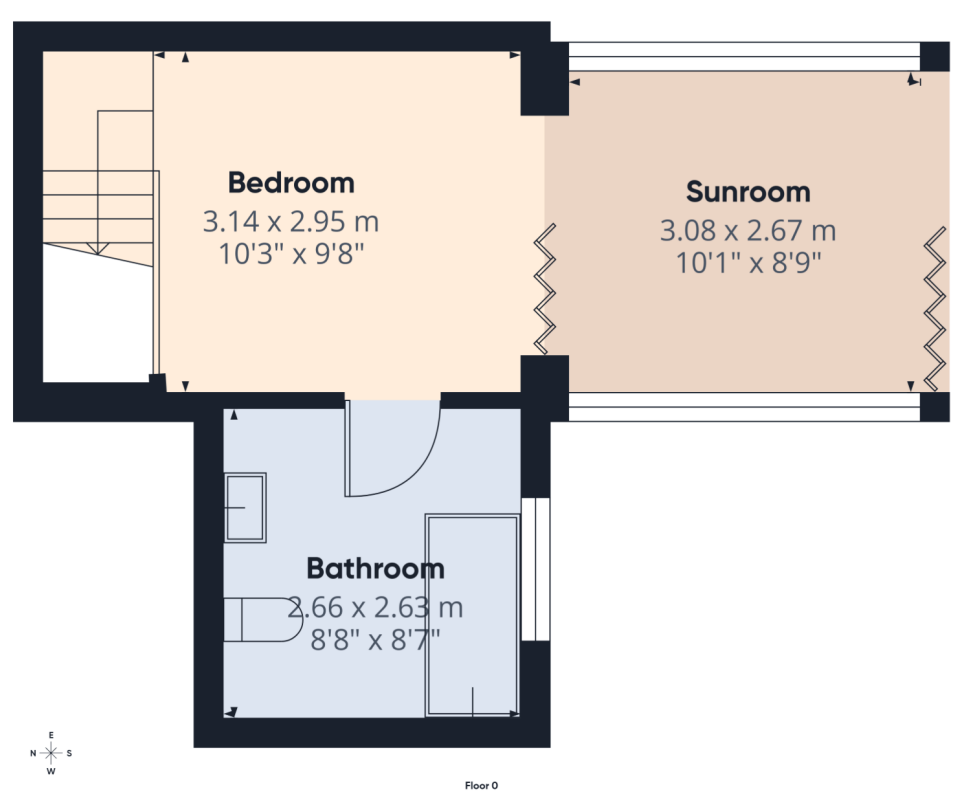
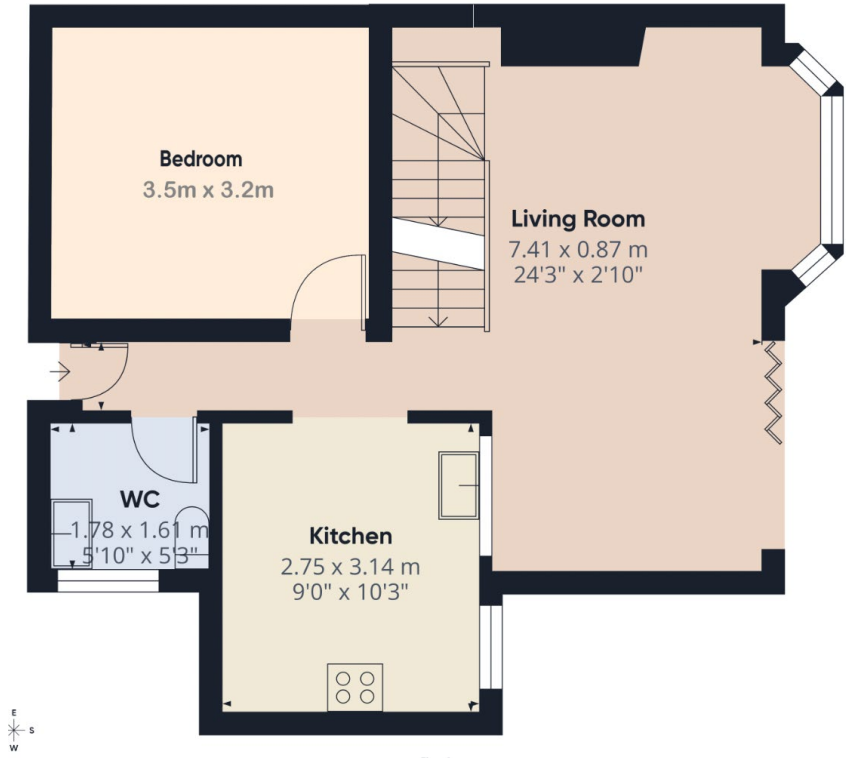
ENTRANCE A double glazed composite front door opens into a welcoming entrance hallway, seamlessly connecting the principal living spaces. The area features beautifully exposed and restored wooden floorboards, overhead lighting, and a gas central heating radiator.

KITCHEN This beautifully appointed contemporary kitchen offers a range of base and drawer units topped with sleek square edged work surfaces. Features include an inset stainless steel sink, an electric Range style Belling cooker with induction hob and extractor hood, as well as integrated appliances including a dishwasher and fridge freezer. The kitchen further benefits from a pull out larder, open shelving, and a UPVC double glazed window. A striking open archway flows effortlessly into the lounge/diner, ideal for entertaining and modern family living.

LOUNGE/DINER An exceptionally spacious and light filled open plan lounge/diner designed for modern day living. The room enjoys breathtaking sea views across Paignton and towards Berry Head, Brixham. Characterful exposed wooden floorboards run throughout, an open archway to the kitchen ideal for entertaining, stairs descending to the master suite, and a staircase rising to the first floor. A UPVC double glazed bay window and bi-fold doors open onto a sun deck, perfectly framing the coastal outlook. Gas central heating radiator.

BEDROOM TWO A superbly proportioned double bedroom positioned at the front of the property, featuring a range of built in wardrobes and ample space for additional furnishings. A UPVC double glazed bay window and gas central heating radiator.

CLOAKROOM/UTILITY A practical and stylish cloakroom located on the entrance level, comprising a low level WC and a countertop wash hand basin with adjacent work surfaces and storage below. There is also space and plumbing for a washing machine. Additional features include an obscured UPVC double glazed window and a cast iron radiator.



LOWER GROUND FLOOR

MASTER SUITE A truly impressive master suite offering a generously sized bedroom with built in wardrobes and direct access to a private sunroom via bi-fold doors, an ideal retreat for relaxation. Further bi-fold doors lead out to the patio garden from the sun room, seamlessly blending indoor and outdoor living. Saloon double doors open into a luxurious en-suite bathroom featuring a low level WC, a vanity wash basin with storage, and a freestanding bathtub positioned to take full advantage of the sea views through a UPVC double glazed window.

FIRST FLOOR

BEDROOM THREE An exceptionally spacious and sun drenched double bedroom enjoying spectacular sea views. The room provides ample space for furnishings and benefits from UPVC double glazed windows and a gas central heating radiator.

BEDROOM FOUR A versatile fourth double bedroom, ideal as a child's room, guest room, home office, or hobby space. The room features sloped ceilings, two Velux windows, built in eaves storage, and a gas central heating radiator.

BATHROOM A modern family bathroom comprising a low level WC, a vanity wash basin with storage below, and a panelled bath with shower attachment above and glass screen. The space is enhanced by part tiled walls, an obscured UPVC double glazed window, a mirrored medicine cabinet, extractor fan, and a chrome heated towel rail.

OUTSIDE

REAR GARDEN A beautifully arranged, south east facing rear garden designed to maximise sunlight throughout the day. A generous sun deck extends from the lounge/diner, providing the perfect setting for alfresco dining and entertaining, whilst enjoying the beautiful costal view. Steps lead down to a landscaped patio terrace, boasting a variety of mature plants and shrubs. The garden continues to a lower tier, offering further planting and lawn.

PARKING Off road parking is available to the front of the property for two vehicles.

AGENTS NOTE The owners have arranged the lower ground floor area as a master bedroom suite, which works well for their needs. As it is open plan and without a door, it may not fall within current building regulation definitions.

Address 'Primley Park, Paignton, TQ3 3JS'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '72 | C'

256 Torquay Road, Paignton, TQ3 2EZ