



Eight Acre Drive | Paignton | TQ4 7FZ

Guide Price £255,000 - £270,000

A three bedroom almost new semi detached home that was built in August 2022. The property boasts a welcoming hallway, a downstairs WC, a spacious open plan living/dining/kitchen perfect for modern day living, three bedrooms with the master being en-suite, a family bathroom, off road parking, garage and rear enclosed gardens. The house is presented beautifully through out and is situated in the sought after location of Whiterock, Paignton and is within close proximity to Whiterock Primary, supermarkets, restaurants, retail parks, Brixham and more.

- BUILT IN 2022
- OVER 8 YEARS REMAINING ON ITS NHBC WARRANTY
- GARAGE AND PARKING
- LANDSCAPED GARDENS
- MASTER EN-SUITE
- MODERNLY PRESENTED THROUGH OUT

ENTRANCE HALLWAY A uPVC double glazed front door opening into a bright and welcoming hallway with doors leading to the adjoining rooms, stairs rising to the first floor, overhead pendant lighting, a deep fitted storage cupboard, smoke alarm, thermostat heating control and a gas central heated radiator.

WC A low level flush WC and a pedestal wash hand basin with tile backsplash. uPVC obscure double glazed windows and a gas central heated radiator.

LOUNGE/DINER - 4.8m x 4.75m (15'9" x 15'7") A wonderfully spacious living room/diner with space for a vast amount of furniture. The lounge/diner overlooks the beautifully kept and landscaped rear gardens, uPVC double glazed windows and French doors leading outside, a large under stairs storage cupboard, tv, internet and phone points. Two gas central heated radiators. Opening into:-

KITCHEN – 3.78m x 2.62m (12'5" x 8'7") A contemporary fitted kitchen showcasing a stylish range of blue wall, base and drawer units with wood effect roll edged worktops. Equipped with integrated appliances including a Bosch electric oven, Bosch induction hob with extractor, dishwasher, washing machine and fridge/freezer. The kitchen also benefits from a stainless steel single bowl sink and drainer, cupboard housing the combination boiler, additional large storage cupboard and a uPVC double glazed bay window.

FIRST FLOOR

BEDROOM ONE - 3.78m x 2.62m (12'5" x 8'7") A great sized master bedroom with ample space for furniture pieces. The master bedroom is to the front aspect of the property and enjoys an outlook across the front gardens. uPVC double glazed window, gas central heated radiator and a door leading into:-

Address 'Eight Acre Drive, Paignton, TQ4 7FZ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '83 | B'

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EN-SUITE A modern master en-suite boasting a low level flush WC, a pedestal wash hand basin and a walk in double shower unit with complimentary tiled walls. Extractor fan and a gas central heated radiator.

BEDROOM TWO - 3.73m x 2.57m (12'3" x 8'5") A further generously sized double bedroom this time to the rear aspect of the property, uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 2.77m x 2.16m (9'1" x 7'1") A roomy third bedroom perfect for a children's bedroom/office/study etc. uPVC double glazed window and a gas central heated radiator.

BATHROOM A sizeable family bathroom with a three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above and a fitted glass shower screen. uPVC obscure double glazed window, extractor fan and a gas central heated radiator.

OUTSIDE

REAR GARDENS A recently landscaped, level and enclosed rear garden that has been thoughtfully designed for ease of maintenance as well as aesthetically pleasing. The garden boasts a sizeable patio area perfect for outdoor dining and entertaining, a lawned section, surrounding bark boarder and a variety of mature shrubs and plants. There is an outdoor light, water tap and service door leading into the garage.

FRONT A block paved driveway leading up to the garage.

GARAGE A metal up and over door, electrical points, overhead lighting and service door leading out to the gardens.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.