Taylors
sales & lettings

Asking Price Of £325,000

Titchfield Gardens,
Paignton, TQ3 3NT

A wonderfully spacious four bedroom semi detached family home located within a quiet cul-de-sac less than a mile from Paignton town. The property comprises of a welcoming inner porch that leads into the hallway, a large kitchen/diner, a living room, a useful downstairs cloakroom, four bedrooms, a modern family bathroom, sunny gardens and off road parking. The property is perfectly situated within easy reach of local shops, doctors and pharmacies, bus links, Paignton town, schools, the ring road and more.

www.taylorsestates.co.uk
info@taylorsestates.co.uk
01803 663561

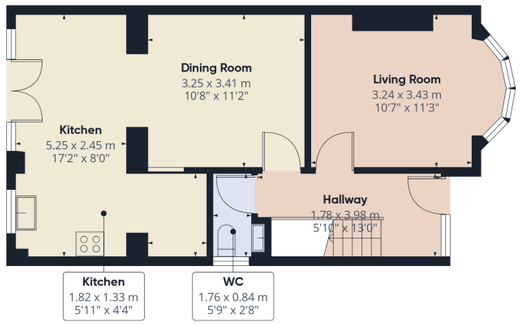
ENTRANCE A uPVC double glazed front door opens into a wide and inviting porch, featuring tiled flooring and a charming wooden stained glass internal door leading through to the main hallway.

HALLWAY A spacious and welcoming hallway with stairs rising to the first floor. Doors provide access to all principal ground floor rooms, complemented by overhead lighting and a gas central heating radiator.

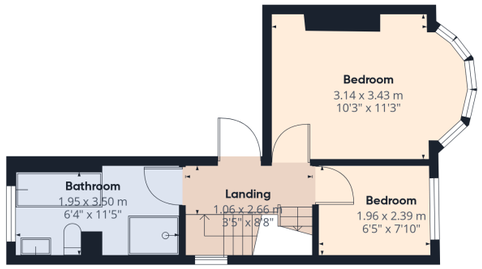
LIVING ROOM A bright and generously proportioned living room positioned at the front of the property. Features include a TV point, a bespoke built in bay window bench with storage, a large uPVC double glazed bay window, and a gas central heating radiator.

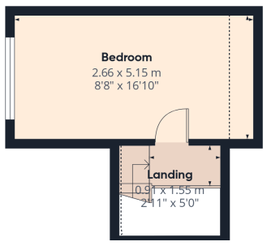
KITCHEN / DINER An impressive open plan kitchen/dining space, ideal for modern family living and entertaining. The kitchen is fitted with a comprehensive range of wall, base, and drawer units topped with square edged work surfaces. Additional features include a 1.5 bowl ceramic sink with drainer, an integrated eye level electric double oven with grill, and a five ring gas hob with extractor hood above. There is an integrated stacked washing machine and dryer, along with space and plumbing for a dishwasher and an American style fridge freezer. A cupboard houses the recently installed Worcester combination boiler. A uPVC double glazed window and French doors open directly onto the garden, while ample space accommodates a 6/8 seater dining table. Finished with a gas central heating radiator.

CLOAKROOM A convenient ground floor cloakroom comprising a low level WC, wall mounted wash hand basin, and a gas central heating radiator.



FIRST FLOOR





BEDROOM TWOA spacious and light filled double bedroom positioned at the front of the property, offering attractive sea views. Ample space for furnishings, a uPVC double glazed bay window and a gas central heating radiator.

BEDROOM THREE A generously sized double bedroom overlooking the sun drenched rear garden. Well proportioned and bright, with a uPVC double glazed window and gas central heating radiator.

BEDROOM FOUR A versatile fourth bedroom located at the front of the property, also enjoying sea views. Ideal as a child's bedroom, home office, or study. Includes a uPVC double glazed window and gas central heating radiator.

BATHROOM A spacious and contemporary family bathroom featuring a low level WC, pedestal wash hand basin, walk in double shower, and a freestanding bathtub. Finished with modern tiling, a wall mounted mirrored cabinet, uPVC double glazed obscure window, and a chrome heated towel rail.

SECOND FLOOR

BEDROOM ONE An exceptionally spacious master bedroom offering a peaceful retreat. Features include a uPVC double glazed window overlooking the rear garden, a Velux window to the front aspect, and a gas central heating radiator.

OUTSIDE To the rear, a beautifully sized and sunny garden begins with a patio area directly accessed from the kitchen/diner. Steps lead up to a large lawn bordered by mature shrubs, plants, and trees, extending to a further generous concreted patio area at the rear perfect for alfresco dining and outdoor entertaining.

PARKING To the front of the property there is off road parking for two vehicles.

Address 'Titchfield Gardens, Paignton, TQ3 3NT'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '55 | D'

Taylors Estate Agents
256 Torquay Road
Paignton
TQ3 2EZ