



Guide Price £375,000 - £400,000

Borough Park Road, Paignton, TQ3 3TZ

This spacious family home comprises of an inner porch that leads through to a welcoming hallway, a bright and airy living room, a large kitchen/diner, a sizeable conservatory, a useful utility room and cloakroom, four bedrooms with two being en-suite, a further family bathroom, double garage with workshop, sunny and level rear gardens, as well as off road parking. The property is ideally situated within easy reach of both primary and secondary schools, South Devon college, an array of supermarkets, bus links, and more. The property is being sold with no onward chain!



ENTRANCE PORCH A uPVC double glazed entrance door opens into the welcoming inner porch with a further stained glass internal door leading into the main accommodation.

ENTRANCE HALLWAY A spacious entrance hallway with a uPVC double glazed window to the side allowing for natural light, as well as matching stained glass windows to the side of the door. Benefiting from a gas central heating radiator, doors providing access to the principal ground floor accommodation, as well as stairs rising to the first floor.

CLOAKROOM A useful downstairs cloakroom fitted with a low level W.C. and wash hand basin. Finished with an obscure uPVC double glazed window

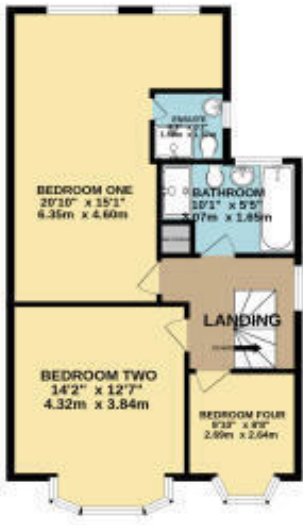
UTILITY ROOM A practical utility space housing the boiler and providing space for both a tumble dryer, washing machine and further under counter appliance, space for shoe and coat storage, and a uPVC obscure double glazed window.

LOUNGE A bright and large living room featuring a uPVC double glazed bay window to the front aspect. Space for ample furniture, a feature fireplace, wooden flooring and a gas central heating radiator.

KITCHEN/DINER A wonderfully spacious kitchen and dining area, ideal for family living and entertaining. The fitted kitchen comprises a range of wall, base and drawer units with roll edged work surfaces above, incorporating a range style cooker with 7 ring gas hob, and extractor hood above, integral dishwasher and two larger units. The room enjoys space for a large dining table, a multi stove, dual aspect uPVC double glazed windows to the side and rear, tiled backsplash, wooden flooring and a door opening into the conservatory.

CONSERVATORY A lovely additional reception space with bi-folding doors opening directly onto the rear garden, creating an excellent indoor/outdoor entertaining area. The conservatory benefits from electrical points and a gas central heated radiator, for year round comfort.

FIRST FLOOR



BEDROOM ONE An impressive sized master bedroom that offers bundles of space, overlooking the well manicured rear gardens. uPVC double glazed window, gas central heating radiator and access through to the en-suite shower room.

EN-SUITE Comprising a shower enclosure, pedestal wash hand basin and low level W.C. Finished with an obscure uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO A large double bedroom to the front aspect of the home, offering ample space for furnishings, featuring a uPVC double glazed bay window and a gas central heating radiator.

BEDROOM THREE A well proportioned bedroom that makes for an ideal bedroom, home office or study, with a uPVC double glazed window to the front aspect, and gas central heating radiator.

BATHROOM A well presented family bathroom boasting a four piece suite comprising of low level flush WC, a pedestal wash hand basin, panelled bath unit and double shower. Tiled walls, uPVC obscure double glazed window and a gas central heated radiator.

SECOND FLOOR

BEDROOM FOUR A large double bedroom situated on the second floor perfect for a teenager, or adult seeking their own space, with Velux windows, eaves storage, gas central heated radiator and access into the en-suite.

ENSUITE A three piece suite comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a shower unit. Eaves storage and Velux window.

OUTSIDE

FRONT GARDEN To the front of the property is a driveway providing off road parking, with mature shrubs adding privacy and additional car port access leading to the rear garden and double garage.

DOUBLE GARAGE A generous double garage benefiting from both power and water supply, offering excellent storage with an additional workshop space to the rear of the garage with wooden double doors leading out to the gardens.

REAR GARDEN A sun soaked south facing, enclosed rear garden that has been attractively landscaped with a patio area perfect for alfresco dining and entertaining, with a path leading to a large lawn with a variety of mature shrubs, trees and mature fruit trees. Within the gardens is a pond, outdoor electrical points, side access and water tap.

Address 'Borough Park Road, Paignton, TQ3 3TZ'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '64 | D'

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