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Guide Price £375,000 -£400,000

Brantwood Drive,
Paignton, TQ4 5HY

A well presented three bedroom detached bungalow located within the highly desirable location of Goodrington, Paignton. The property comprises of a welcoming entrance hallway, a large living room, a bright and spacious kitchen/diner, three bedrooms one of which is en-suite, a further modern family bathroom, garage, off road parking, and front and rear gardens. The bungalow is ideally situated within easy reach of Goodrington beach, clennon valley, bus links, local shops and supermarkets as well as much more.



ENTRANCE HALLWAY A wide and welcoming entrance hallway accessed via a uPVC double glazed composite front door, featuring attractive engineered oak flooring throughout and oak internal doors leading to the adjoining rooms. There is a fitted storage cupboard, ideal for coats and shoes, together with a further useful storage cupboard incorporating plumbing and space for a washing machine, with shelving above. A gas central heating radiator completes the space.

KITCHEN/DINER A beautifully bright and modern kitchen/diner, fitted with a comprehensive range of gloss wall, base and drawer units complemented by elegant granite work surfaces. Features include an inset 1.5 bowl stainless steel sink, an integrated electric eye level double oven with grill, and a four ring electric hob with extractor hood above. There is also an integrated fridge/freezer and a useful pull out larder unit. A uPVC double glazed window enjoys views over the surrounding fields, while an open archway connects seamlessly into the dining area. The dining space provides ample room for a 4 seater dining table and benefits from triple aspect uPVC double glazed windows, framing lovely views across the fields and valley beyond. A gas central heating radiator

LIVING ROOM A bright and generously proportioned living room offering an abundance of space for a range of furnishings. The room features an attractive fireplace with marble surround, television point and double aspect uPVC double glazed windows, which beautifully frame the views across the surrounding fields and valley. Gas central heating radiator.

BEDROOM ONE An exceptionally spacious master bedroom positioned to the rear of the property, offering ample room for a range of bedroom furnishings. The room benefits from deep built in wardrobes, uPVC double glazed windows overlooking the rear gardens and a gas central heating radiator.

BEDROOM TWO A second generously proportioned and beautifully bright double bedroom, again enjoying a pleasant outlook over the rear garden. Features include a uPVC double glazed window, gas central heating radiator and a sliding door leading into the en-suite shower room.

EN-SUITE A contemporary en-suite comprising a low level flush WC, vanity wash hand basin with storage beneath and a walk in double shower. The room is finished with modern tiled walls, a mirrored medicine cabinet, shaver point, extractor fan and chrome heated towel rail.

BEDROOM THREE A sizeable third bedroom, currently utilised as a dining room but offering excellent versatility and the option to be used as a double bedroom, study or home office. The room benefits from a uPVC double glazed window and gas central heating radiator, with a glazed door leading into the outer porch.

OUTER PORCH A particularly useful and spacious outer porch, providing excellent additional storage with fitted cupboards and shelving. The porch benefits from uPVC double glazed windows and a uPVC double glazed door providing direct access to the sunny rear gardens.

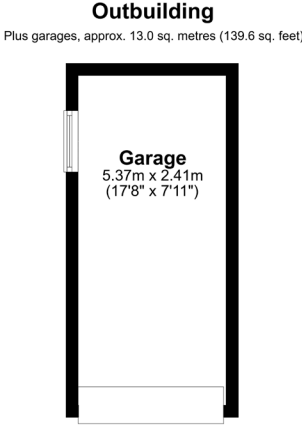
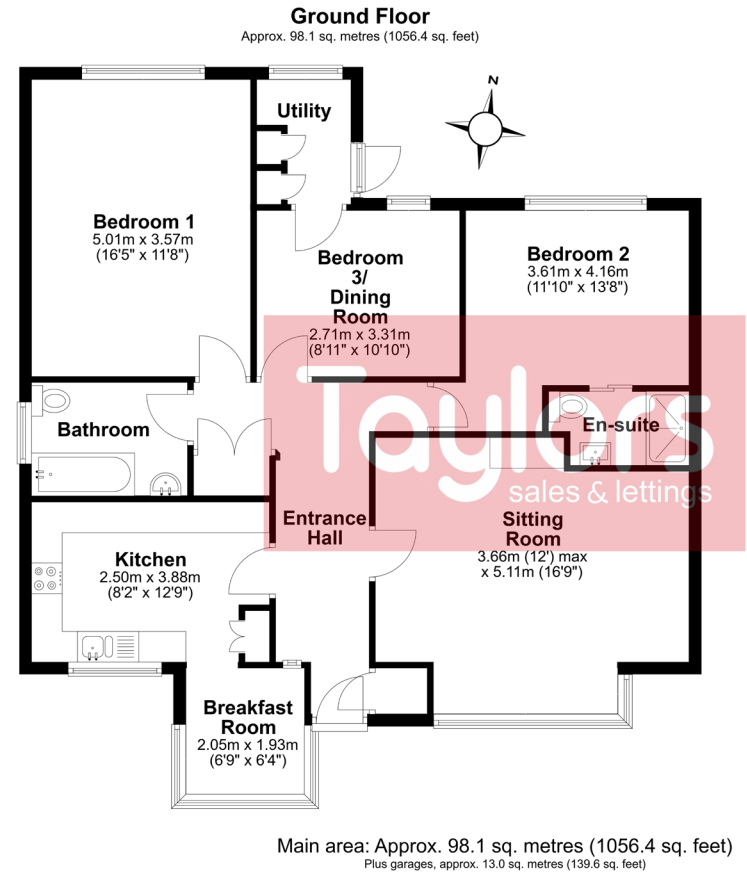
BATHROOM A modern family bathroom comprising a low level flush WC, vanity wash hand basin with storage beneath and a panelled bath. The room is complemented by contemporary tiling, a mirrored medicine cabinet, shaver point, uPVC obscure double glazed window and chrome heated towel rail.

OUTSIDE

REAR GARDEN A beautifully landscaped and low maintenance rear garden, predominantly laid to a combination of patio slabs and resin, providing an excellent setting for alfresco dining and outdoor entertaining. Raised flower beds are stocked with a selection of mature shrubs and established plants, while a greenhouse provides an ideal space for keen gardeners. The garden further benefits from side access to both sides of the property and an external water tap.

FRONT GARDEN & PARKING To the front of the property is a resin laid driveway providing off road parking for several vehicles in tandem, leading directly to the garage. To one side of the driveway is a beautifully maintained front garden, planted with a selection of mature shrubs and established plants.

GARAGE A single garage accessed via an electric up and over door, offering useful additional storage space and benefiting from power, lighting and a uPVC double glazed window.



Address 'Brantwood Drive, Paignton, TQ4 5HY'

Tenure 'Freehold'

Council Tax Band '

EPC Rating '69 | C'

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