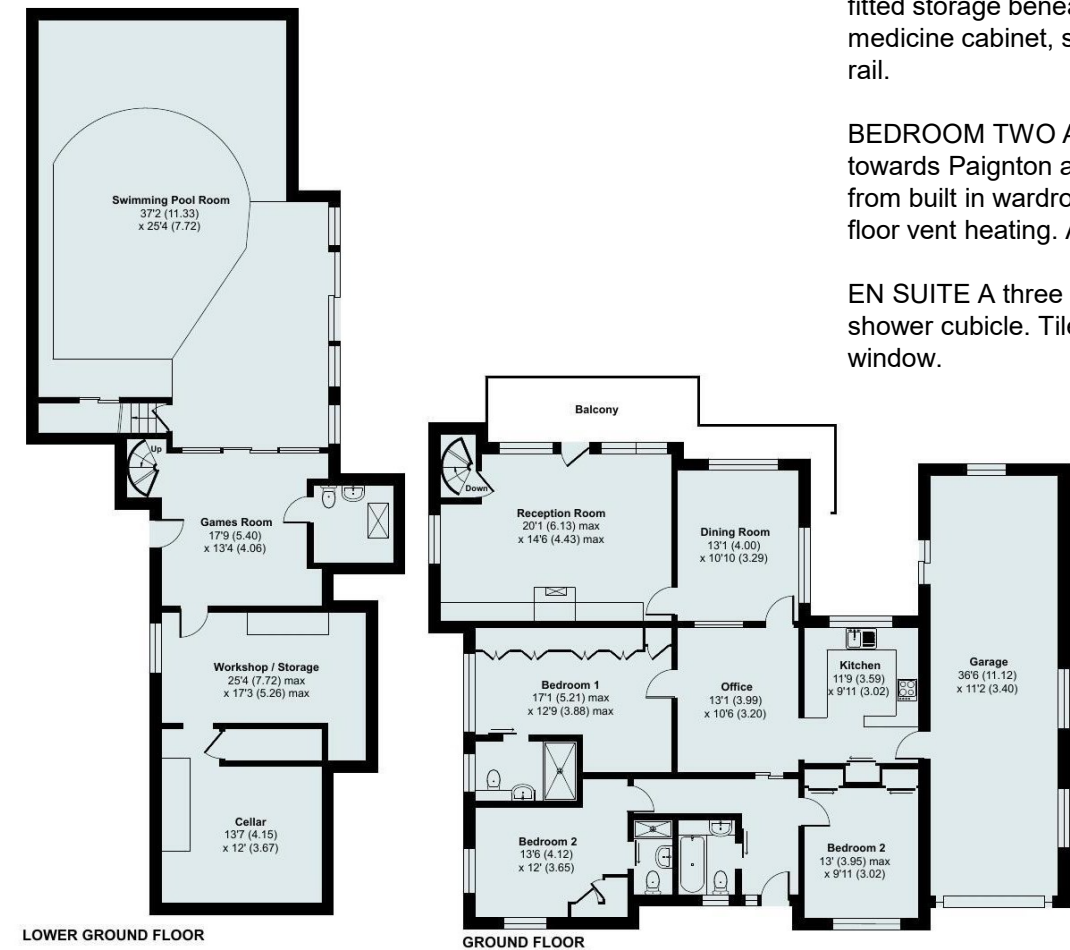




Guide Price £475,000 - £500,000

Cranford Road,
Paignton, TQ3 1DA

A three bedroom detached home located within the popular residential area of Preston, Paignton. The property comprises of a welcoming hallway, a large living room, a kitchen, a spacious dining room and sitting room, three bedrooms two of which are en-suite and a family bathroom. On the lower ground floor is a large indoor swimming pool with games room and shower room. Externally the property benefits from sunny rear gardens with a wonderful sun terrace, ample off road parking and a large tandem garage. The property boasts an abundance of space, and breathtaking sea views. Being offered for sale with no onward chain!



ENTRANCE A uPVC double glazed front door opens into a welcoming entrance hallway, with doors leading to the adjoining rooms, overhead lighting and sliding bi fold doors opening into the main living space

KITCHEN A particularly spacious and light kitchen, comprising an extensive range of matching wall, base and drawer units with roll edge work surfaces over. There is a two bowl stainless steel sink and drainer unit, electric cooker with induction hob, together with space and plumbing for an under counter fridge and dishwasher. A large uPVC double glazed window overlooks the rear gardens, while a generous serving opening looks into the dining area. A uPVC double glazed door provides access into the double length tandem garage.

DINING AREA A spacious dining area offering ample room for a large dining table and chairs, with a partial partition overlooking the kitchen, creating an excellent space for entertaining and modern family living. Floor vent heating.

LIVING ROOM An exceptionally generous living room enjoying phenomenal sea views. The room offers an abundance of space for a range of furnishings and features a stone surround fireplace with fitted bench seating to either side. A uPVC double glazed window perfectly frames the far reaching views towards Berry Head, Brixham and across Paignton. uPVC double glazed French doors open directly onto the sun terrace, making the most of the stunning outlook. Floor vent heating.

SITTING ROOM A particularly spacious sitting room positioned to the rear of the property and enjoying breathtaking sea views towards Berry Head and Brixham, together with views over the rear gardens and balcony. There is ample space for a range of furnishings, double aspect uPVC double glazed windows, overhead lighting and floor vent heating.

BEDROOM ONE A wonderfully spacious master bedroom enjoying spectacular sea views towards Berry Head, Brixham. The bedroom benefits from an extensive range of built in wardrobes and drawers, together with a built in dressing table and overhead storage cupboards. A uPVC double glazed window enjoys the impressive outlook, while a sliding door leads into the en suite. Floor vent heating.

EN SUITE A spacious ensuite comprising a low level flush WC, vanity wash hand basin with fitted storage beneath and a walk in double shower. Complementary tiled walls, mirrored medicine cabinet, shaver point, uPVC obscure double glazed window and white heated towel rail.

BEDROOM TWO A superbly proportioned second double bedroom enjoying excellent sea views towards Paignton and Brixham, together with picturesque woodland views. The room benefits from built in wardrobes and drawers, a built in dressing table, uPVC double glazed window and floor vent heating. A sliding door provides access into the en suite.

EN SUITE A three piece suite comprising a low level flush WC, wall hung wash hand basin and shower cubicle. Tiled walls, mirror fronted medicine cabinet and uPVC obscure double glazed window.

BEDROOM THREE A wonderfully sized third double bedroom positioned to the front aspect of the property, offering good space for furnishings. The room benefits from built in wardrobes, built in drawers and dressing table, uPVC double glazed window and floor vent heating.

BATHROOM A three piece suite comprising a low level flush WC, vanity wash hand basin with storage beneath and panelled bath. Tiled walls, uPVC obscure double glazed window and floor vent heating.

LOWER GROUND FLOOR The lower ground floor has been designed as an impressive entertainment and leisure space, providing a fantastic additional area for entertaining and family enjoyment. The centrepiece is an exceptionally large indoor swimming pool, surrounded by tiled flooring and incorporating a built in barbecue grill. Adjacent to the pool is a Jacuzzi, together with space for seating, creating an ideal area for entertaining. uPVC double glazed doors open directly onto the rear gardens, while further uPVC double glazed doors provide access into the games room.

GAMES ROOM A generous games room currently arranged with a table tennis table, whilst offering excellent versatility and scope for use as a games, hobby or entertainment room. A uPVC double glazed door provides access to the side of the property, while a further uPVC double glazed door leads through to the under house workshop.

SHOWER ROOM A useful shower room comprising a low level flush WC, wall mounted wash hand basin and wet room style shower with wall mounted shower fittings. Complementary wall and floor tiling.

OUTSIDE

SUN TERRACE & REAR GARDENS A sun soaked, south facing sun terrace provides an exceptional space for outdoor dining and alfresco entertaining, whilst taking full advantage of the stunning sea views towards Berry Head, Brixham and across Paignton. The rear gardens have been designed with ease of maintenance in mind, incorporating a large artificial lawn area and surrounding patio. The gardens are further complemented by an established selection of mature shrubs and plants, while the elevated position provides stunning sea views.

GARAGE An exceptionally large double length tandem garage, providing excellent space for parking, storage or workshop use. The garage benefits from power and lighting, together with a courtesy door providing direct access into the kitchen.

FRONT To the front of the property is a generous area of off road parking, providing ample parking for multiple vehicles.

AGENTS NOTE Please note that we are advised that the extension creating the swimming pool area to the lower ground floor was completed circa 1970. We understand that the works pre-date the introduction of the relevant Building Control and local planning permission requirements.

Address 'Cranford Road, Paignton, TQ3 1DA' Tenure 'Freehold' Council Tax Band 'F' EPC Rating '59 | D'