



Taylor's
sales & lettings

Guide Price £300,000 - £320,000

Lutyens Drive,
Paignton, TQ3 3LA

A four bedroom detached house with luxury cabin in the garden, situated in a convenient location for Ring Road access. The house has been well maintained offering good sized family accommodation. The property benefits from having an ensuite, family bathroom and downstairs cloakroom. The garage has been reduced in size to provide for an internal study or second lounge. Outside are nicely enclosed gardens and stunning cabin with power and lighting, ideal as separate entertaining or alternatively home office. Priced to sell and early viewing recommended.



ENTRANCE HALLWAY Front door to hallway. Wood effect flooring. Staircase leading to the first floor. Door to:-

LOUNGE Stunning, modern gas fireplace with a black hearth and a marble effect surround. Central heating radiator. Door leading to the inner hallway along with an opening to:-

DINING ROOM Carpeted flooring matching the lounge area and double glazed sliding patio doors leading out into the rear garden. Space for dining table. Radiator.

INNER HALLWAY Tile effect hard flooring. Understairs cupboard. Doors to:-

STUDY/SECOND LOUNGE Double glazed window to the side aspect and carpeted flooring. Cupboard housing the gas boiler. Radiator.

DOWNSTAIRS WC Fitted with a modern matching two piece white suite comprising a wall mounted wash hand basin and WC. Double glazed frosted window to the side aspect. Central heating radiator.



KITCHEN/BREAKFAST ROOM Fitted with matching range of kitchen units. Rolled edge work surfaces with inset one and a half bowl stainless steel sink unit with mixer tap. Tiled splash backs. Integrated electric double oven, gas hob and concealed extractor above. Appliance space for a washing machine, dishwasher and fridge/ freezer. Central heating radiator. Double glazed window to the rear aspect with views over the rear garden along with a double glazed door to the side aspect providing access to the garden.

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FIRST FLOOR LANDING Carpeted flooring and access to loft. Built-in storage cupboard. Doors to:-

BEDROOM 1 Double glazed window to the front aspect. Fitted wardrobes. Central heating radiator. Door to:-

ENSUITE SHOWER ROOM/WC Fitted with a modern three piece white suite comprising a vanity unit with wash hand basin and storage cupboard below, WC and a stylish tiled shower unit with shower above. Extractor. Double glazed window.

BEDROOM 2 A double glazed window to the front aspect. Built-in cupboard providing storage space. Central heating radiator.

BEDROOM 3 A double glazed window to the rear aspect enjoying a view over the rear garden. Central heating radiator.

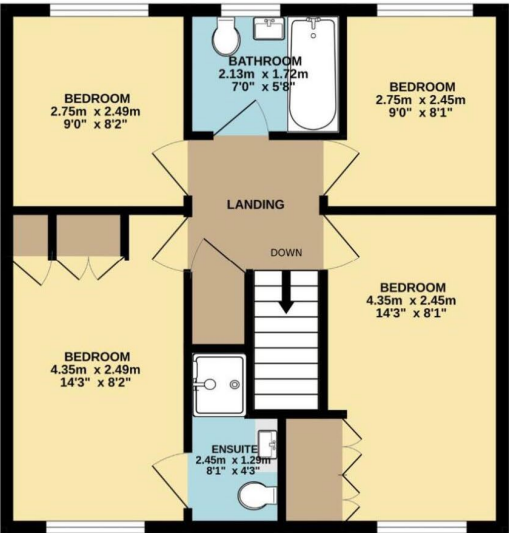
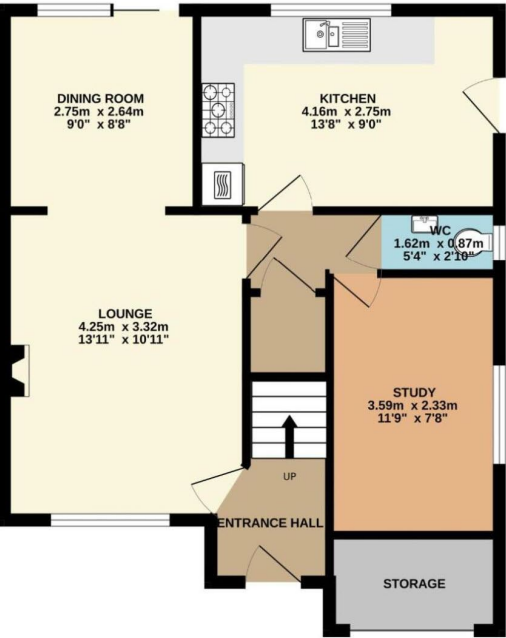
BEDROOM 4 Central heating radiator.

BATHROOM Fitted with a matching three piece white suite comprising a pedestal wash hand basin, WC and a panel fronted bath with electric shower above. A double glazed frosted window to the rear aspect.

OUTSIDE To the front of the property is a brick-paved driveway providing off road parking to a reduced size garage. There is a level front garden laid to lawn with a planted hedge row border. To the rear is a professionally landscaped garden arranged over two levels. The areas are laid to a paved patio area with a good level of seclusion. There are steps up onto the second tier of garden which offers a further stylish paved patio with inset LED lighting along with easily maintained garden area.

SUMMERHOUSE/CABIN Within the rear garden there is a fantastic cabin currently arranged as a bar/entertaining space. There are double glazed windows to the front and side aspects along with double doors to both aspects. Within the cabin there is built in ceiling lighting, power connections and broadband connections. Wood effect hard flooring. On the exterior of the cabin there is wall mounted outdoor lighting and an outdoor power supply with hot tub.

STORE To the front of the property is an up and over style door opening into a storage area.



Address ‘Lutyens Drive, Paignton, TQ3 3LA’

Tenure ‘Freehold’

Council Tax Band ‘D’

EPC Rating ‘70 | C’

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