

## GROUND FLOOR

**ENTRANCE HALL.** Double glazed window to front. Radiator. Cloaks/storage cupboard. Staircase to the first floor with under stairs storage cupboard.

### LOUNGE. 15' 3" in to bay x 14' 2" (4.64m x 4.31m)

Double glazed bay window to rear overlooking the rear garden. Radiator. Double doors open to:

### KITCHEN/DINING ROOM. 20' 10" x 14' 10" (6.35m x 4.52m)

A large, family size kitchen/dining room with double glazed French doors and windows opening to and enjoying an outlook over the rear garden. Excellent range of oak effect fitted kitchen units and granite working surfaces with up-stands. Under mounted twin sinks with mixer tap over. Integral fridge, freezer and dishwasher. Built in twin electric ovens and five burner gas hob with cooker hood over. Tiled flooring throughout. Door to entrance hall.

### GROUND FLOOR SHOWER ROOM/W.C.

Comprising shower enclosure, low level W.C. and pedestal wash basin. Heated towel rail. Double glazed window.

### GROUND FLOOR BEDROOM 4. 9' 4" x 9' 6" (2.84m x 2.89m)

(Currently set up as an office/hobby room) Double glazed window to front. Radiator.

### BEDROOM 3. 10' 1" x 9' 0" (3.07m x 2.74m)

Fitted mirror fronted wardrobes to one wall. Double glazed window to front. Radiator. Door to:

### EN SUITE SHOWER ROOM/W.C.

Comprising tiled shower enclosure and low level W.C. Vanity cupboard with inset wash basin. Two heated towel rails (one electric- one gas) Tiled floors and walls. Extractor fan.

## FIRST FLOOR

### BEDROOM 1. 16' 1" x 11' 0" (4.90m x 3.35m)

Double glazed window to rear enjoying some sea views. Under eaves storage area. Walk in wardrobe area. Door to:

### EN SUITE BATHROOM/W.C.

Comprising suite of panelled bath. Low level W.C. and pedestal washbasin. Heated towel rail. Tiled floor and walls. Extractor fan. Double glazed window.



### BEDROOM 2. 16' 1" x 11' 9" (4.90m x 3.58m) approx.

Double glazed window to rear again enjoying some sea views. Radiator. Under eaves storage area. Walk in wardrobe area. Door to:

### EN SUITE SHOWER ROOM/W.C.

Comprising shower enclosure. Low level W.C. White vanity cupboard with inset wash basin. Heated towel rail. Double glazed window. Extractor fan.

### OUTSIDE:

**FRONT.** Attractive brick paved driveway and parking/turning area.

### ATTACHED GARAGE. 18' 4" x 7' 4" (5.58m x 2.23m)

Roller door to front. Plumbing for washing machine. Wall mounted Worcester combination boiler. Upvc stable door to rear.

### REAR DRIVEWAY AND GARDEN.

Secondary driveway with pergola feature over and double gated access to the rear of the property providing even more parking, ideal for caravan/boat etc. (accessed via Stabb Close). The rear garden is a good size with a large, walled patio terrace adjacent to the property, perfect for outside dining.

A level lawn with raised flowerbed is beyond. Rose garden to side.

Timber Summerhouse.

External electrical socket and water tap.

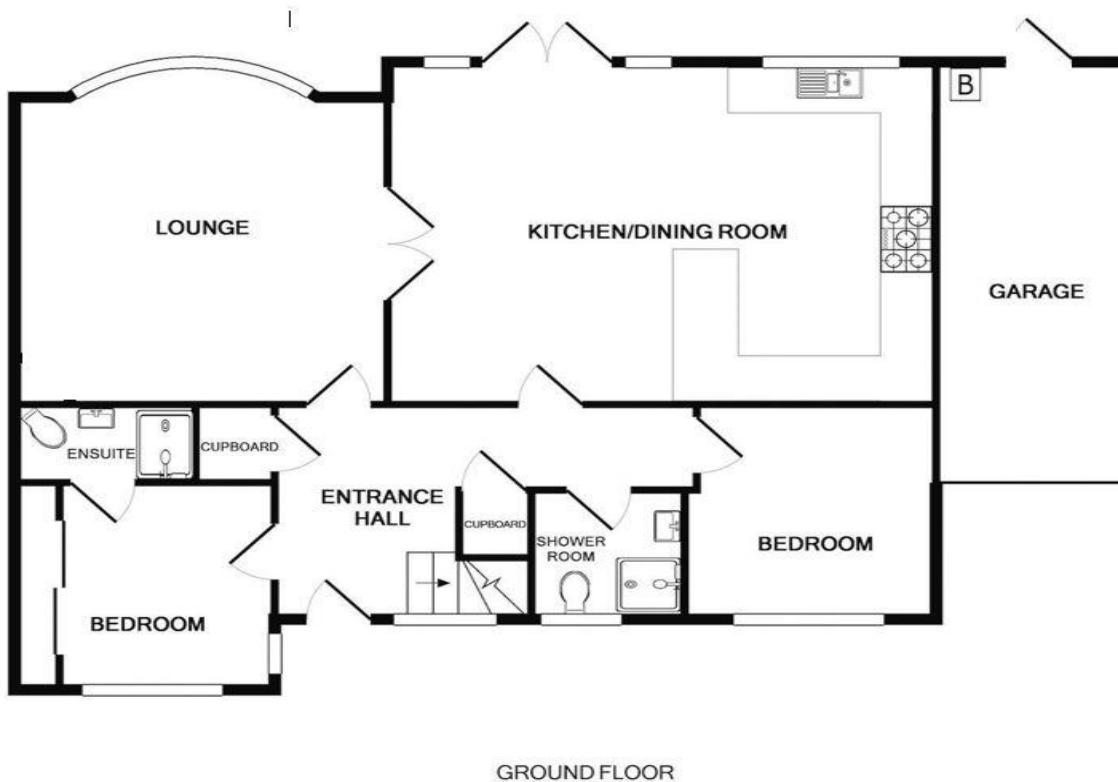
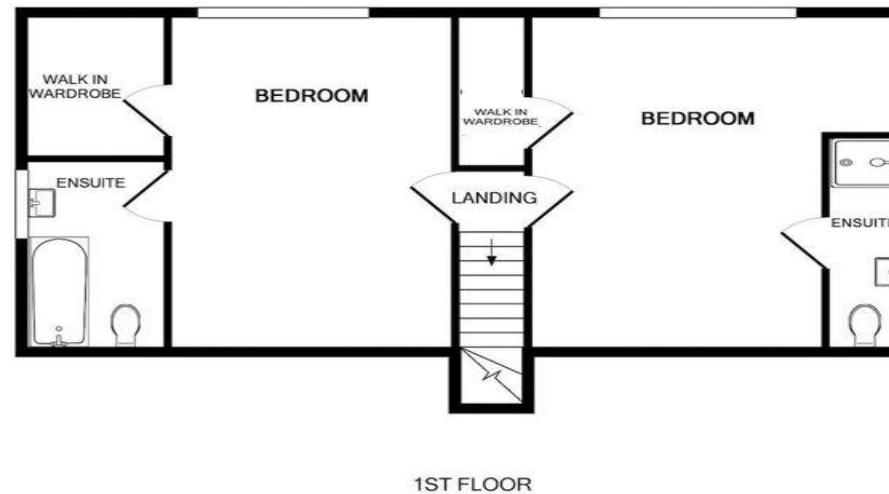
### ENERGY RATING: C

### COUNCIL TAX BAND: E



The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref C0005468 Written by: R.C



LAYOUT GUIDE ONLY – NOT TO SCALE

## Goodrington Road, Paignton, TQ4 7HY



Deceptive at first glance, this extended four bedroom **DETACHED CHALET STYLE BUNGALOW** offers flexible and spacious accommodation along with an abundance of parking having two driveways to the front and rear ideal for boats, caravan etc.

The property has a super, large kitchen/dining room which is the hub of the home, having French doors opening on to the lovely rear garden and seating terrace along with comfortable living room. The ground floor also has a shower room/w.c. and two smaller double bedrooms, one with en suite facilities. The first floor has two larger bedrooms both with walk in wardrobes and en suite facilities, these bedrooms enjoy some sea views too! Gas fired central heating is installed along with double glazing.

Local amenities, shops and bus stops are within walking distance, and highly regarded schools are within easy reach. Goodrington Sands, Youngs Park and the beautiful coastal footpath are a short drive away.

**£450,000 Freehold**