

UPVC framed double glazed entrance door opens to...

ENTRANCE HALL

Two radiators. Storage cupboard. Staircase to the lower floor.

LOUNGE 28' 2" x 20' 6" (8.58m x 6.24m)

A huge split level room with a feature fireplace and fitted gas living flame fire. Wood flooring throughout this room and balustrade to the upper level. Ornate ceiling cornice and coving. Double aspect room with French doors leading out to a **BALCONY** steps to the garden and **POOL TERRACE**.

KITCHEN / BREAKFAST ROOM

KITCHEN 18' 3" x 11' 0" (5.56m x 3.35m)

Cream shaker style wall and base units with wood effect worktops. Ceramic one and a quarter bowl sink and drainer. Fitted Rangemaster electric oven with electric hob and cooker hood over. Integrated Neff dishwasher. Fridge freezer with plumbing under stairs. Multi coloured under unit lights. Breakfast bar. Engineered Oak flooring.

BREAKFAST AREA 12' 3" x 11' 5" (3.73m x 3.48m)

Ample space for dining table and chairs. Stairs to bedrooms. Sliding doors to conservatory. Engineered Oak flooring.

LOBBY Door to front and doors to..

UTILITY ROOM Worktop with space beneath for washing machine, tumble dryer etc. fitted wall cupboards.

OFFICE 9' 0" x 7' 11" (2.74m x 2.41m)

Window to rear. Radiator. Door to..

BEDROOM 4 15' 7" x 7' 11" (4.75m x 2.41m)

Window to front and double opening French doors to side. Radiator.

CONSERVATORY STYLE SIDE LOBBY 19' 7" x 9' 11" (5.96m x 3.02m)

UPVC framed double glazed windows and door lead to the Pool and Terrace. Ample space for arm chairs. Easy to clean vinyl flooring.

DINING ROOM 15' 11" plus bay window x 11' 10" (4.85m x 3.60m)

Bay window to front and tilt n turn door opening to a **TERRACE** overlooking the side garden. Radiator.

BEDROOM 5 11' 10" x 11' 10" plus bay window (3.60m x 3.60m)

Bay window to side aspect. Radiator.

SHOWER ROOM/W.C. Low level W.C. Pedestal wash basin. Shower enclosure.



FIRST FLOOR

PRINCIPAL BEDROOM 14' 1" x 16' 10" (4.29m x 5.13m) (some Ltd head room)

Dual aspect room. Under eaves storage cupboards. Two built in wardrobes. Door to..

EN SUITE BATHROOM/W.C. Comprising white suite of panelled bath with mixer tap, side screen and independent electric shower over. Pedestal wash basin. Low level W.C. Velux window. Radiator. Wood effect vinyl flooring.

BEDROOM 2 13' 1" x 10' 6" (3.98m x 3.20m) Built in wardrobe/cupboard. Radiator. Window to side.

BEDROOM 3 14' 6" x 7' 6" (4.42m x 2.28m) Built in wardrobe/cupboard. Radiator. Window to side.

FAMILY BATHROOM Comprising white suite of Jacuzzi bath with central mixer tap. Shower enclosure with independent electric shower. Attractive tiled walls and glass block feature. Low level W.C. Pedestal wash basin. Linen cupboard. Velux window.

LOWER GROUND FLOOR A staircase leads down from the entrance hall to this area. It comprises..

LOWER HALLWAY A good size with a large walk in storage cupboard and under-stairs cupboard. Door to..

BASEMENT ROOM 14' 4" x 10' 2" approx (4.37m x 3.10m) Window and door opening to the garden. Recessed display shelf.

BASEMENT ROOM 10' 9" x 10' 7" (3.27m x 3.22m) Window to the garden. Radiator.

OUTSIDE Ample parking to front with in/out brick pavior driveway. Path and gate at side lead to large lawned area at the side enjoying good privacy and screened by mature trees. Raised pond. Large hard standing area which has been created for motorhome/boat parking with gated access from Broadsands Park Road.

POOL TERRACE Large paved area to the rear of the property with **SWIMMING POOL 30 X 12 approx.** Thatched cabana to side with **HOT TUB.**

UNDER HOUSE STORE Storage area. Gas boiler which has capacity to heat pool (not yet connected to pool).

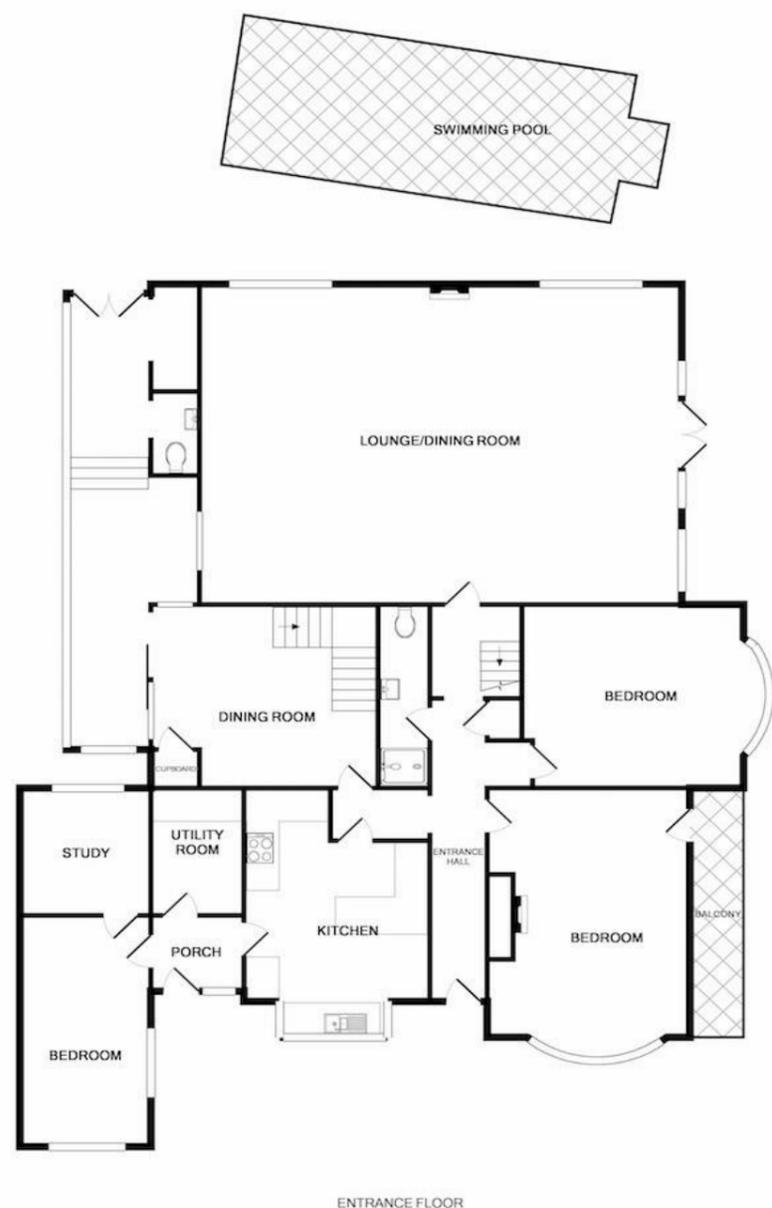
Council tax: E Energy rating E



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 C0005266 Written by: R.C

The Close, Broadsands, Paignton, TQ4 6JQ



Don't be deceived by a roadside glance, this large **DETACHED CHALET STYLE BUNGALOW** hides a wealth of space spread across three floors covering roughly 270m2 . All this accommodation is set just a short walk away from the beautiful Broadsands Beach and South West Coastal Path. Traveling in the opposite direction you will find local shops, doctors, dentists etc at Cherry Brook Square, as well as the local bus service which connects to Paignton or Brixham.

The property itself provides 4/5 bedrooms, three of which are on the top floor, including the stunning principal bedroom with en-suite. Two further bedrooms are on the ground floor, one of which is currently being used as a formal dining room. On the lower ground floor there are two basement rooms which are currently used as a bedroom and lounge. A 25ft modern kitchen dining room, creates a very sociable hub of the house, as well as a grand 28ft split level lounge. Outside a large family garden and a swimming pool, as well as hot tub offer a great outside space. A fantastic conservatory / pool room connects the outside to the house. Internal viewing is highly recommended to understand the scale and appeal of the property.

£595,000 Freehold

LAYOUT GUIDE ONLY – NOT TO SCALE