

Gollands Close, Brixham, TQ5 8JZ



Simply outstanding! This **THREE BEDROOM EXTENDED SEMI-DETACHED BUNGALOW** must be viewed! Don't be deceived by a roadside glance, this property has been finished to a very high standard throughout. The real feature of the property is the modern open plan kitchen / dining / living room with a grand vaulted ceiling complete with feature double gluelam beam, inset LED lighting, bi-folding doors, remote controlled, rain censored Velux windows and herringbone engineered oak flooring with underfloor heating. The high end kitchen comes complete with integrated appliances and quartz worktops. There is also a separate utility room, as well as three spacious double bedrooms and a superbly finished shower room with double ended bath, walk in shower and underfloor heating. Outside can be found a large gravel driveway, side access with handy timber shed and private rear garden with central lawn and patio area adjacent to the bi-folding doors, fitted with exterior lighting. Gollands Close itself is within easy walking distance of the local shop at Cambridge Road or Pillar Avenue, with Brixham's town and harbour roughly a mile away.

£385,000 Freehold

ENTRANCE HALL

Upvc front door. Inset entrance mat. Herringbone engineered oak flooring. Loft hatch, part boarded loft housing combi boiler, internet master socket with Fiber broadband.

KITCHEN / DINING / LIVING ROOM 33' 0" x 15' 2" (10.05m x 4.62m) OVERALL

What a room! With a grand vaulted ceiling complete with feature double glulam beam, inset LED lighting, bi-folding doors, remote controlled, rain censored Velux windows and herringbone engineered oak flooring with underfloor heating, this property sets itself apart from others.

KITCHEN AREA

Two tone matt grey and stone colour wall and base units with quartz worktops and upstands. Inset sink with worktop drainer, Insinkerator and boiling water tap. Zanussi induction hob with extractor hood over. Built in double oven with grill / microwave. Integrated fridge freezer, dish washer and pull out bins. Breakfast bar. Window to front.

LOUNGE / DINING AREA

Bi-folding doors to rear garden. Contemporary log burner with slate hearth. Ample room for living and dining room furniture.

UTILITY ROOM 6' 4" x 4' 10" (1.93m x 1.47m)

Grey units with quartz effect worktops. Inset stainless steel sink with drainer. Space for washer/dryer.

BATHROOM

Double ended bath with recessed controls. Walk in shower with flush shower tray, glass shower screen, rainfall and hand held shower head, recessed controls. Inset shelf with PIR lighting. Close coupled W.C. Basin on wall hung vanity unit. LED backlit and heated mirror. Heated towel rail. Electric under floor heating. Fully tiled walls.

CLOAKROOM

Concealed flush W.C. Basin on vanity unit.

BEDROOM 1 12' 11" x 12' 0" (3.93m x 3.65m)

Spacious double room. Window to front. Radiator.

BEDROOM 2 11' 11" x 9' 10" (3.63m x 2.99m)

Window to front. Radiator.

BEDROOM 3 12' 11" x 8' 4" (3.93m x 2.54m)

Window to rear. Radiator.

OUTSIDE

BACK GARDEN

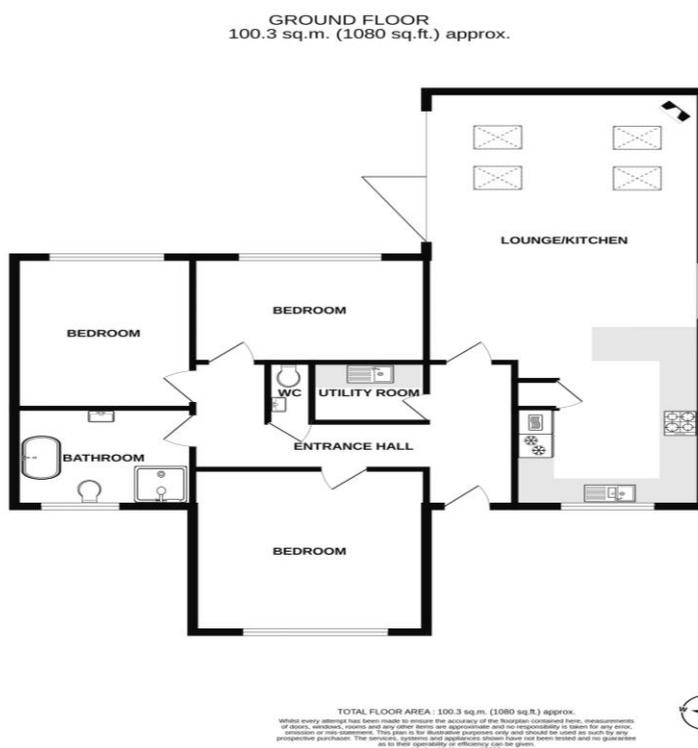
Patio area adjacent to lounge. Central inset lawn. Reclaimed railway sleepers creating raised bed. Outside lighting. Access around property to front. Side garden with timber shed, power ready to be connected.

FRONT GARDEN

Large gravelled driveway creating parking for multiple cars. Outside tap and power.

ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: C



LAYOUT GUIDE ONLY – NOT TO SCALE

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 B001730 Written by: Bill Bye