



Upton Manor Road, Brixham, TQ5 9QZ

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## £625,000 Freehold



A beautifully presented **FOUR BEDROOM FAMILY HOME** offering in excess of 2,000 square feet of thoughtfully designed accommodation. This substantial property has been extensively reconfigured, extended and modernised by the current vendors, resulting in a spacious and highly versatile home ideally suited to modern family living.

The programme of improvements has been comprehensive and include a new roof and dormer, extension to the rear, new porch at the side, replacement drains and mains water pipe, updated electrics and plumbing, and a modern boiler providing efficient heating and hot water, along with other improvements too numerous to mention. These upgrades, combined with tasteful presentation throughout, ensure the property is both attractive and practical.

At the heart of the home is the fabulous kitchen/dining/family room, a superb open-plan space perfect for everyday living and entertaining.

The kitchen is fitted with an excellent range of duck egg blue and white units, complemented by marble-effect work surfaces and a striking central island. Integrated appliances include a dishwasher and microwave, with ample space for a range cooker and American fridge/freezer. There is plenty of room for a dining table, chairs and soft seating, creating a welcoming hub for the household. Twin front-facing windows enjoy a pleasant outlook towards St Mary's Park.

The lounge is generously proportioned and features a recessed fireplace as a focal point, along with French doors that open directly onto the rear garden, allowing natural light to flood the room and providing a seamless connection to the outdoor space. Also on the ground floor is a practical utility room with fitted worktop, wall cupboards and space/plumbing below for white goods.

A large double bedroom on this level benefits from a modern en suite shower room, making it ideal for guests, multi-generational living or as a principal bedroom.

The first floor offers three further generous bedrooms, all well presented and versatile in use. These are served by a superb family bathroom, fitted with both a bath and a separate shower enclosure. From the rear of the house there are attractive views across the garden towards Southdown Hill, enhancing the sense of space and tranquillity.

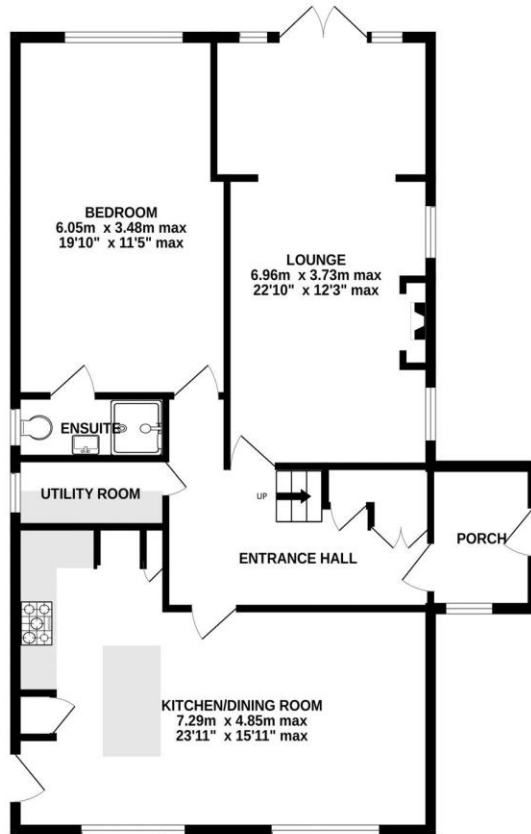
Externally, the property continues to impress. To the front there is a driveway providing parking and turning space for numerous vehicles, along with a good-sized lawn. Additional parking can be added if required as was part of the planning application when improvements were made.

The large, south-facing rear garden is a true highlight, beautifully planted with lawn, a variety of shrubs and specimen trees, and a charming winding pathway.

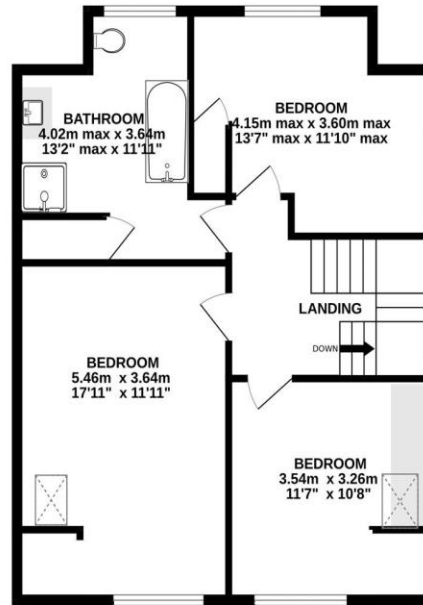
Additional features include a useful garden shed and a superb garden cabin with light and power, ideal for a peaceful home office or hobby space. A large garage is also located to the rear of the house, providing excellent storage or workshop potential.

Mont-Clair offers an exceptional combination of space, quality and location, making it a standout family home in this sought-after area of Brixham. Viewing advised.

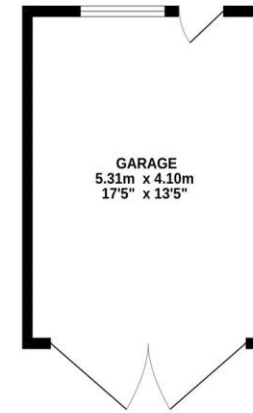
GROUND FLOOR  
94.3 sq.m. (1015 sq.ft.) approx.



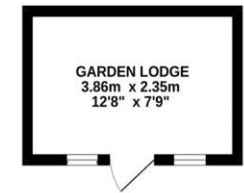
1ST FLOOR  
65.1 sq.m. (701 sq.ft.) approx.



GARAGE  
21.7 sq.m. (234 sq.ft.) approx.



GARDEN LODGE  
8.6 sq.m. (93 sq.ft.) approx.



TOTAL FLOOR AREA : 189.7 sq.m. (2042 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: VODAPHONE 81% / THREE 78% / EE 77% / o2 64%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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