



Langley Avenue, Brixham, TQ5 9JF

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£500,000 Freehold

Situated in a desirable and sought-after residential area of Brixham, this superb **FOUR BEDROOM DETACHED FAMILY HOME** offers generous accommodation, excellent presentation, and a lovely rear garden. Well maintained throughout, this property provides an ideal setting for family life, combining spacious interiors with a convenient and attractive location.

Approached via a brick paved driveway, the property offers off-road parking and access to an integral garage, adding both practicality and security. The welcoming entrance hall immediately creates a strong first impression, featuring a modern composite entrance door and an attractive ornate tiled floor. The tiled flooring benefits from underfloor heating, adding a touch of luxury and comfort, particularly during the cooler months. A staircase rises to the first floor, and the hall provides access to the main ground floor accommodation.

The ground floor is well laid out and ideal for modern family living. A particular highlight is the superb contemporary fitted kitchen, which has been designed with both style and functionality in mind. The kitchen features high-gloss wall and base units, ample work surfaces, and a range of integral appliances, including a dishwasher and fridge/freezer. Built-in double ovens and a gas hob further enhance the space, making it ideal for those who enjoy cooking and entertaining. The kitchen is finished with attractive wooden flooring, adding warmth and character to this modern space. A door from the kitchen leads to a useful utility room, providing additional storage, a further sink, and space for a washing machine and tumble dryer. The utility room also gives access to a convenient cloakroom/W.C., making it ideal for family use or visiting guests. From here, there is a door opening out to the rear garden, as well as internal access to the integral garage.

The remainder of the ground floor offers flexible living space that can easily adapt to a family's needs, whether for relaxing, entertaining, or working from home. The living area has warm wooden flooring throughout and provides lounge with feature fireplace and ample space for soft furnishings, there are double doors opening to a super dining room which has access to the kitchen, and a super conservatory beyond with French doors to the garden.

On the first floor, the property continues to impress with four well-proportioned bedrooms, making it ideal for growing families. The layout provides comfortable sleeping accommodation, with scope for home office or guest room use if required. The principal bedroom has an en suite shower room/w.c. and a family bathroom serves the remaining bedrooms, offering practical and well-presented facilities to suit everyday living.

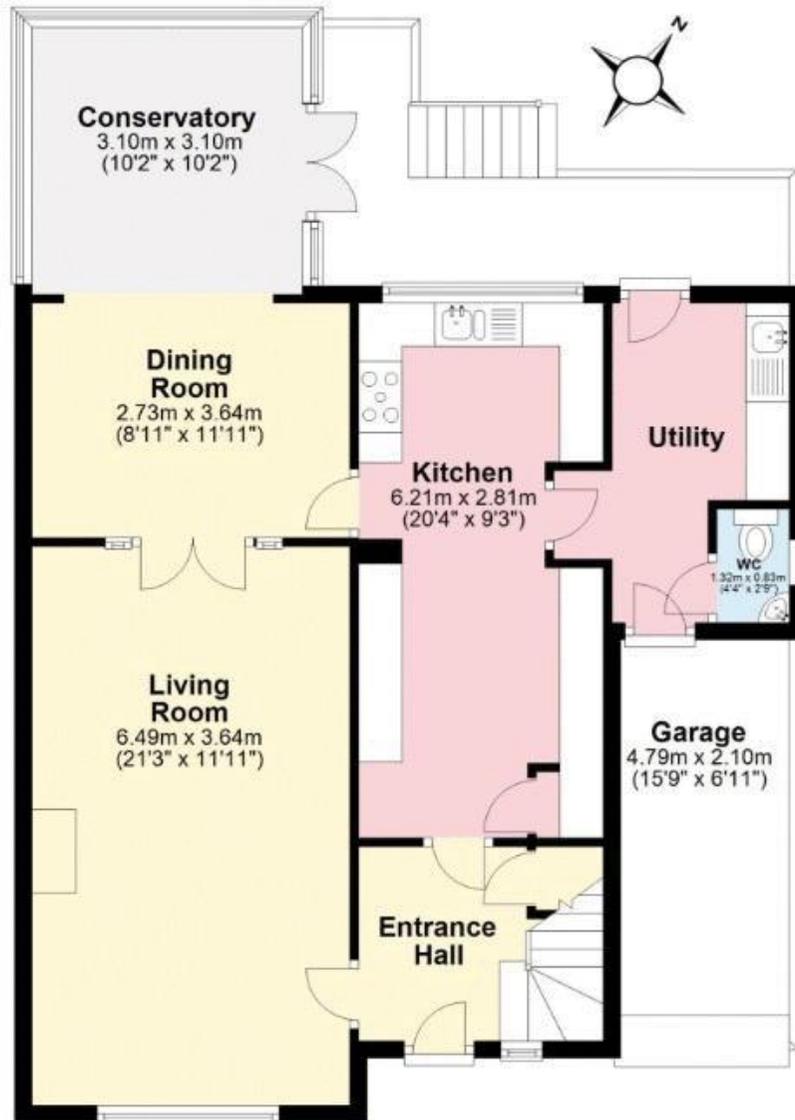
One of the standout features of this home is the rear garden. The garden is a lovely size and provides an excellent outdoor space with plenty of room for children to play, outdoor dining, and entertaining. Well enclosed and private, it offers a safe and peaceful environment, ideal for enjoying warmer months and outdoor living. Overall, this is a spacious and appealing detached family home, offering modern features, excellent storage, and a desirable location.

With its generous accommodation, integral garage, and attractive garden, this property represents a fantastic opportunity for those seeking a long-term family home in one of Brixham's most popular residential areas.



Ground Floor

Approx. 76.7 sq. metres (825.4 sq. feet)



First Floor

Approx. 61.1 sq. metres (657.6 sq. feet)



Total area: approx. 137.8 sq. metres (1482.9 sq. feet)



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: E

AGENTS NOTES:

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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