

Longcroft Avenue, Brixham, TQ5 0DS



What a hidden gem! This **FOUR BEDROOM SEMI-DETACHED CHALET BUNGALOW** is very deceptive from a roadside glance.

Having been the focus of a full refurbishment this property now offers four double bedrooms, with the first floor currently being used as a master suite, the principal room being a massive 22' long with access to a stunning "Jack and Jill" style bathroom and the fourth bedroom currently being used as a fabulous dressing room.

Downstairs, there are two further double bedrooms, as well as a modern shower room. The real feature of the property is the open plan lounge, kitchen, and dining room, with vaulted ceilings, double sliding doors to the rear garden and feature timber roof truss. This room really sets the property apart from others in the area. A stunning cream gloss kitchen with "Deco Glaze" worktops, "Glitterball" cooker hood and AEG fitted appliances show the level of quality throughout the property.

Outside can be found a pleasant, sunny and private rear garden with the added benefit of a large workshop / garage and ample off road parking. Underfloor heating is laid across the entire ground floor, finished in the hall and main living area with high quality Karndean flooring.

£350,000 Freehold

ENTRANCE HALLWAY

Spacious entrance hall with stairs leading to top floor. Cupboard under stairs. Polyfo Camoro Loc flooring.

BEDROOM 2 10' 9" x 9' 11" (3.27m x 3.02m)

Double room. Window to front. Under floor heating.

BEDROOM 3 9' 9" x 9' 3" (2.97m x 2.82m)

Window to front. Under floor heating.

SHOWER ROOM 7' 9" x 4' 8" (2.36m x 1.42m)

Quadrant shower cubicle with rainfall mains mixer shower. Close coupled W.C. Wall hung basin in vanity unit with matching wall mounted mirror. Electric under floor heating. Extractor fan.

OPEN PLAN LOUNGE / KITCHEN / DINING ROOM

27' 9" reducing to 21' 5" x 20' 10" (8.45m x 6.35m)

What a room!

KITCHEN

Polyfo Camoro Loc flooring throughout. Beautifully curved kitchen with cream gloss wall and base units with stunning "Deco Glaze" worktops and upstands. Plinth and under unit lighting. AEG induction hob with "Glitterball" cooker hood and separate extractor above. Inset one and a quarter sink. Integrated AEG microwave. Integrated AEG oven. Space for freestanding Fridge freezer.

DINING AREA

Ample space for dining table and chairs. Cupboards with Baxi boiler. **LOUNGE** Vaulted ceiling with exposed timber roof truss. Four roof lights. Double opening sliding doors allowing access to the rear garden. Door and window to side.

FIRST FLOOR LANDING

Spacious landing. Window to side.

BEDROOM 1 22' 6" x 10' 11" (6.85m x 3.32m)

Very spacious double aspect room. Dormer window to front and rear. Two radiators. Ample space for seating area. Door to:

JACK & JILL BATHROOM 8' 4" x 6' 5" (2.54m x 1.95m)

Modern bathroom with free standing bath, wall mounted taps. Close coupled W.C. Basin in vanity unit, glass splashback. Heated towel rail. Window to rear. Extractor fan.

BEDROOM 4 / DRESSING ROOM 9' 9" x 9' 3" (2.97m x 2.82m)

Ample space for bed, currently used as dressing room. Dormer window to front. Radiator.

OUTSIDE

REAR GARDEN

Large decked area immediately outside sliding patio doors. Leading onto spacious lawned area with border flower beds. Sunny South facing aspect. Private surroundings.

GARAGE / WORKSHOP 22' 5" x 13' 9" (6.83m x 4.19m)

Fantastic workshop space. Work benches and cupboards. Plumbing for washing machine, dish washer and tumble drier. Power and lighting. Door to further storage area.

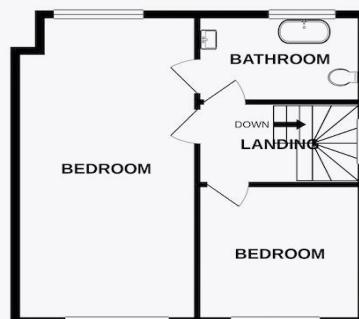
FRONT DRIVEWAY

Off road parking for multiple cars.

COUNCIL TAX BAND: B

ENERGY PERFORMANCE RATING: C

1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



GROUND FLOOR

1264 sq.ft. (117.5 sq.m.) approx.



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 B001322 Written by: Bill Bye