

## Wall Park Road, Brixham, TQ5 9UE



This **FOUR BEDROOM DETACHED HOUSE** is well positioned in the harbour town of Brixham. Located on the ever popular Wall Park Road means the town and harbour are less than half a mile away, whilst some spectacular coastal walks can be enjoyed along the South West Coastal path, only a matter of minutes from the door. Upon entering the property you are greeted by a large entrance hall with access to the snug lounge, shower room and study / gym. Double doors lead you through to a very spacious open plan style kitchen / dining / living room. This is a real sociable room with bi-folding doors to the rear garden, modern fitted kitchen complete with breakfast bar and access to the handy utility room. The family bathroom and four bedrooms on the first floor, with the master having open views via the bay window. Outside is a driveway large enough for multiple cars and to the rear is a compact garden with inset law and patio adjacent to the property.

**£455,000 Freehold**

### ENTRANCE HALL

Composite front door with glazed side panels. Wood effect flooring. Radiator.

### LOUNGE 12' 4" x 11' 4" (3.76m x 3.45m)

Bay window to front. Radiator.

### INNER HALL

Double doors from entrance hall. Stairs leading to first floor. Radiator.

**SHOWER ROOM 7' 3" x 5' 11" narrowing to 4' 4" (2.21m x 1.80m)** Quadrant shower cubicle. Pedestal wash basin. Close coupled W.C. Heated towel rail. Fully tiled walls. Wood effect flooring. Window to side.

### GYM / STUDY 6' 11" x 5' 10" (2.11m x 1.78m)

Window to side. Wood effect flooring.

**OPEN PLAN KITCHEN / DINING / LIVING ROOM 23' 0" x 18' 0" narrowing to 10' 08" (7.01m x 5.48m)** Very spacious room with double doors from hall.

### KITCHEN

Gloss white wall and base units with granite effect worktops and upstands. Inset one and a quarter bowl stainless steel sink with drainer. Five ring gas hob with cooker hood over and oven double oven under. Breakfast bar. Heated towel rail. Integrated dish washer. Integrated under counter fridge freezer.

### LOUNGE / DINING AREA

Ample space for dining room table and chairs, as well as living room furniture. Bi-folding doors to rear garden. Wood effect flooring.

### UTILITY ROOM 6' 11" x 5' 8" (2.11m x 1.73m)

Gloss white wall and base units with granite effect worktops and upstands. Space for washing machine and tumble dryer. Wall mounted Glowworm boiler. Door to outside.

### FIRST FLOOR - LANDING

Loft hatch. Radiator.

### BEDROOM 1 11' 4" x 11' 0" (3.45m x 3.35m)

Spacious double room with bay window to front enjoying open views. Radiator.

### BEDROOM 2 10' 10" x 9' 0" (3.30m x 2.74m)

Window to rear. Radiator.

### BEDROOM 3 11' 10" x 6' 11" (3.60m x 2.11m)

Window to rear. Radiator.

### BEDROOM 4 10' 4" x 6' 8" (3.15m x 2.03m)

Window to front. Radiator.

### BATHROOM

Bath with shower over. Close coupled W.C. Pedestal wash basin. Heated towel rail.

### OUTSIDE

### FRONT GARDEN

Driveway parking for multiple cars. Inset lawn with border flower beds. Mature palm tree. Gated access to rear garden.

### REAR GARDEN

Fully enclosed garden enjoying a sunny aspect. Modern composite decking creating a seating area. Inset lawn with border flower beds. Hard standing area perfect for hot tub.

### ENERGY PERFORMANCE RATING: D

### COUNCIL TAX BAND: D



### 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.

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