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GUIDE PRICE £450,000 - £475,000

Southfield Avenue,
Preston, Paignton,
TQ3 1LH

A sustainably sized four bedroom detached family home located within the sought after location of Preston, Paignton. The property comprises of a welcoming entrance hallway, a spacious living room through to snug, a large kitchen/diner with utility room, a useful downstairs cloakroom, four bedrooms with the master being en-suite, a modern family bathroom, ample off road parking, a garage and large rear gardens. The property is ideally situated within easy reach of local shops, doctors and pharmacies, Oldway mansions, schools and more.



ENTRANCE HALLWAY A bright and welcoming entrance hallway featuring original parquet flooring, attractive coving, original doors throughout, internet points and a gas central heating radiator. Doors lead through to the adjoining rooms.

LIVING ROOM A wonderfully spacious family living room offering ample space for a range of furniture. The room features a charming log burning stove, original parquet flooring, UPVC double glazed bay window and gas central heating radiator. An archway provides access into

STUDY A generously proportioned and versatile room, currently utilised as a study but equally suited for use as a playroom or additional reception room. UPVC double glazed French doors open directly onto the rear yard, complemented by a feature log burning stove and gas central heating radiator.

KITCHEN/DINER A particularly impressive open plan kitchen and dining space, providing an excellent hub for family life and entertaining. The kitchen is fitted with a comprehensive range of wall, base and drawer units, complemented by granite and oak work surfaces over. There is a stainless steel sink and drainer, Rangemaster cooker with five ring gas hob and extractor hood over, space and plumbing for an American style fridge freezer. The generous dining area provides ample room for a large dining table, while a wood burning stove creates a warm and inviting focal point. Original parquet flooring, a UPVC double glazed bay window and additional UPVC double glazed window overlook the front aspect with attractive sea views. UPVC double glazed French doors provide direct access to the rear gardens.

UTILITY ROOM Providing useful additional storage and utility space, with plumbing and space for a washing machine, boiler and UPVC double glazed stable door providing access to outside.

CLOAKROOM Fitted with a low level flush WC, vanity wash hand basin with navy fitted storage beneath, original parquet flooring and a UPVC obscure double glazed window. There is also a useful deep under stairs storage cupboard.

FIRST FLOOR A split level staircase rises to the first floor accommodation, where a spacious landing provides access to all bedrooms and the family bathroom. A UPVC double glazed window overlooks the attractive rear gardens, together with a loft hatch.

BEDROOM ONE An exceptionally spacious master bedroom positioned to the front aspect of the property, offering ample room for a range of bedroom furniture. Features include a charming open fireplace, picture rails, UPVC double glazed window and gas central heating radiator. Door leading into

EN-SUITE A modern en-suite shower room comprising a low level flush WC, wall mounted wash hand basin and walk in shower. Complementary tiled walls and extractor fan.

BEDROOM TWO Another generously proportioned double bedroom enjoying wonderful sea views. The room benefits from a decorative fireplace, ample space for a range of furniture, picture rails and double aspect UPVC double glazed windows, allowing an abundance of natural light to fill the room. Gas central heating radiator.

BEDROOM THREE A further generously sized double bedroom positioned to the side aspect of the property, featuring a UPVC double glazed window and gas central heating radiator.

BEDROOM FOUR A fourth double bedroom enjoying wonderful far reaching sea views. UPVC double glazed windows and a gas central heating radiator.

FAMILY BATHROOM A contemporary family bathroom comprising a low level flush WC, wash hand basin and P shaped panelled bath with shower attachment over and protective glass shower screen. Complementary tiled walls, two UPVC obscure double glazed windows and chrome heated towel rail.

OUTSIDE

REAR GARDEN A wonderfully spacious and thoughtfully designed rear garden, arranged to make the most of the space while offering a variety of areas for relaxing and entertaining. A sizeable patio area immediately adjoining the ground floor accommodation provides the perfect setting for outdoor dining and entertaining, with steps leading up to the remainder of the garden. The upper garden is predominantly laid to lawn and complemented by a variety of mature shrubs, plants and established borders, together with a pond, shed and chicken enclosure. A further patio area enjoys beautiful sea views across Paignton and towards Torquay. At the top of the garden is a charming timber built summer house, positioned to take full advantage of the elevated setting and sea views. This provides a wonderful space to sit and relax and enjoy the outlook. For convenience there is power and also an outside tap. There is also a courtesy door providing access into the garage and side gate access. There is power located at the top of the garden by the summer house and also benefits from a tap at the top of the garden.

DRIVEWAY A tarmac laid driveway provides off road parking for multiple vehicles. There is also wood storage to the front of the property

GARAGE A spacious garage with metal up and over door. Steps within the garage lead through to an additional area, offering useful space that could be ideally suited for use as a workshop. Further benefits include power points, lighting and mains water.

STUDIO A useful timber built studio, insulated and equipped with power points and overhead lighting, providing a versatile additional space that could be utilised for a variety of purposes.



Address ‘Southfield Avenue, Preston, Paignton, TQ3 1LH’

Tenure ‘Freehold’

Council Tax Band ‘E’

EPC Rating ‘60 | D’

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