



## Preston Down Road | Preston | Paignton | TQ3 1DW

A stunning 3 bedroom detached chalet bungalow beautifully presented throughout having been carefully re-designed and extended by the current owners. To the ground floor is a large lounge/diner opening onto the sunny rear gardens, a study, reception hall, kitchen/breakfast room, utility, family shower room/WC plus two double bedrooms, one having an en-suite. The first floor presents the master bedroom en-suite having a reception landing, large master bedroom and luxury bathroom. The whole property is tastefully finished and has double glazing and central heating. There is a long garage plus drive for approximately 3 cars plus a delightful rear garden being level and enclosed with lawn and patio. A must view property!

Offers Over £550,000

- DETACHED BUNGALOW
- 3 BEDROOMS
- 3 BATHROOMS
- BEAUTIFULLY PRESENTED
- GARDENS
- GARAGE & DRIVE

## PORCH

Composite double glazed front door and double glazed window to one side. Two wall light points. Radiator. Space for coats, shoes etc. Glazed door to:-

## HALLWAY

A long hallway opening into a large reception area with space for a desk, table, side unit etc. Wood effect flooring. Thermostat for central heating and hot water. Two contemporary radiators. Understairs cupboard with storage and also Baxi gas boiler.

## LOUNGE/DINER - 7.5m x 4.9m narrowing to 3.0m (24'7" x 16'0")

A lovely large, bright room with double glazed patio doors leading out to the rear garden. Modern Yeoman living flame log burner set on marble hearth and oak beam mantle over. Two contemporary upright radiators. TV point. Door to:-

## STUDY - 3.8m x 1.3m (12'5" x 4'3")

Perfect as a small home office with double glazed window to the rear and contemporary upright radiator. Wood effect flooring.

## KITCHEN/BREAKFAST ROOM - 3.7m x 3.3m (12'1" x 10'9")

A stunning shaker style range of wall and base units finished in a light grey and oak block work surfaces. Ceramic "butler" waste disposal sink with matching canopy over with light. Radiator. Integrated Stoves double oven and grill plus integrated Smeg dishwasher and fridge. Space for table and chairs. Chrome sockets and switches. TV point. Counter top lights. Double glazed door to:-

## UTILITY ROOM - 4.4m x 1.5m (14'5" x 4'11")

A useful utility room fitted with a range of cream shaker style units with oak block work surfaces. Stainless steel sink unit. Plumbing for washing machine and American fridge/freezer. Tiled floor. Double glazed doors to front and rear gardens. Radiator. Wall units.

## BEDROOM TWO - 3.8m x 3.7m into bay (12'5" x 12'1")

A large double room with double glazed bay window to the front. Contemporary upright radiator. Walk in dressing room/wardrobe. Door to:-

## EN-SUITE - 0m x 0m (0'0" x 0'0")

A modern shower room fitted with a white suite comprising shower cubicle with tiled walls and glass doors and mains shower unit. Vanity unit with inset wash hand basin with chrome mixer tap. Shaver point. Low level WC with dual flush. Chrome ladder radiator. Tiled floor. Spotlights to ceiling.

## BEDROOM THREE - 4.8m x 3.1m into wardrobe (15'8" x 10'2")

Another generous double room with built in wardrobes to one wall. Double glazed window. Radiator. TV point.

## SHOWER ROOM

A modern shower room with a white suite comprising shower cubicle with tiled walls, glass door and Mira shower unit. Vanity unit with inset wash hand basin and mixer tap. Shaver point. Low level WC with dual flush. Tiled floor. Double glazed window. Chrome ladder radiator. Airing cupboard with slatted shelving and hot water tank. Programmer for central heating and hot water.

## FIRST FLOOR LANDING

A spacious landing area with double glazed window and access to eaves storage. Wall light.

## MASTER BEDROOM - 4.3m x 4.2m (14'1" x 13'9")

A large double room with a full width range of built in wardrobes to one wall. Double glazed window. Contemporary upright radiator. Midea air conditioning unit.

## BATHROOM

A luxury suite in white with Mode double ended bath with freestanding chrome pillar tap and body spray. Walk in shower with glass splash panels and mains chrome shower unit. Part tiled walls. Double glazed window. Light grey wood grain effect flooring. Two wall light points. Chrome ladder radiator. Double glazed window.

## FRONT

To the front is a raised gravelled border with a range of inset mature trees and shrubs offering a good degree of privacy. Gate to side area ideal for bins and storage with doors leading to utility room.

## PARKING

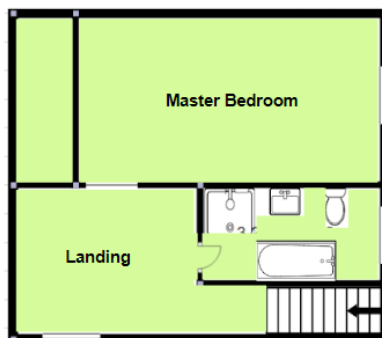
A driveway provides parking for approximately 3/4 cars and leads to:-

## GARAGE - 8.36m x 2.44m approx (27'5" x 8'0")

Remote controlled roller door. Power and light. Double glazed door to the rear garden.

## REAR

The rear garden is a delight being level and enclosed and enjoying a sunny aspect. Adjacent to the property is a large patio area with remote controlled sun awning for those hot summer days. There is a lawn area with well stocked borders to either side and the garden is enclosed by fencing offering a high degree of privacy.



Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc. does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.

### Address

Preston Down Road, Preston, Paignton, TQ3 1DW

### EPC

72 C

### Tenure

Freehold

### Council Tax Band

C