



Wilkins Drive | Paignton | TQ4 7FH

Offers Over £367,500

A substantially sized four bedroom family home located in the desirable location of Whiterock, Paignton. The home comprises of a welcoming entrance hallway, an incredibly large open plan kitchen/diner/lounge great for entertaining, a utility room, a handy downstairs WC, a formal living room, four bedrooms with the master being en-suite, a modern family bathroom, south facing rear gardens and off road parking. The property sits in an ideal spot and is within easy reach of schools, supermarkets, retail parks, bus links, south Devon college, eating establishments and more. The property is being offered with no onward chain!

- NO CHAIN!
- MASTER EN-SUITE
- SOUTH FACING GARDEN
- LARGE OPEN PLAN KITCHEN/DINER/LOUNGE
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION

ENTRANCE A composite double glazed front door opening into a welcoming inner hallway with stairs rising to the first floor, door leading through to the ground floor accommodation, overhead lighting and a gas central heated radiator.

OPEN PLAN KITCHEN/DINER/LOUNGE - 8.54m x 3.74m (28'0" x 12'3") An exceptionally large open kitchen/diner/lounge perfect for modern day living and entertaining. The kitchen area boasts a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, a double electric oven with grill integrated and a four ring gas hob with extractor hood above. An integrated dishwasher and fridge freezer, breakfast bar seating and overhead spotlighting. The diner/lounge area enjoys space for a vast amount of furniture, tv and internet points, a deep under stairs storage cupboard, a uPVC double glazed bay window and two gas central heated radiator.

UTILITY ROOM - 2.4m x 1.89m (7'10" x 6'2") Space and plumbing for a washing machine and dryer, base unit with roll edged work surfaces above and a 1 bowl stainless steel sink and drainer unit, gas central heated radiator and a door leading into

CLOAKROOM A sizeable and useful downstairs cloakroom comprising a low level flush WC, a pedestal wash hand basin, extractor fan and a gas central heated radiator.

FIRST FLOOR

LIVING ROOM - 4.87m x 3.42m (15'11" x 11'2") A beautifully bright, formal sitting room that overlooks the sunny rear gardens. Space for ample furniture, tv point, uPVC double glazed windows and uPVC double glazed French doors opening out to the rear gardens. Gas central heated radiator.

BEDROOM THREE - 3.78m x 2.6m (12'4" x 8'6") A brilliantly sized double bedroom to the front aspect of the property. uPVC double glazed window and a gas central heated radiator.



BEDROOM FOUR - 2.77m x 2.18m (9'1" x 7'1") A sizeable fourth bedroom again overlooking the front of the home. uPVC double glazed window and a gas central heated radiator.

BATHROOM - 2.37m x 1.93m (7'9" x 6'3") A contemporary family bathroom that consists of a low level flush WC, a pedestal wash hand basin and a panelled bath tub. Part tiled walls, extractor fan, a uPVC obscure double glazed window and a heated towel rail.

SECOND FLOOR

BEDROOM ONE - 4.87m x 3.92m (15'11" x 12'10") An exceptionally large master bedroom offering space for an abundance of furniture. Built in wardrobe, tv point, thermostat heating control, uPVC double glazed window and a gas central heated radiator. Door leading into:-

EN-SUITE A modern and luxurious master en-suite comprising of a low level flush WC, a pedestal wash hand basin and a walk in double shower unit. Complimentary tiling, uPVC obscure double glazed window, extractor fan and a gas central heated radiator.

BEDROOM TWO - 4.85m x 3.18m (15'10" x 10'5") A phenomenally spacious second double bedroom that is currently being utilised as a walk in dressing room. Two deep eaves storage cupboards, uPVC double glazed windows and a gas central heated radiator.

OUTSIDE A sunny, enclosed and easy to maintain south facing rear garden that has been thoughtfully designed to follow the sun. The gardens are predominately laid to patio slabs as well as an artificially lawned section. A sizeable timber built shed, outdoor water tap, double outdoor electrical socket and side gate leading out to the parking.

PARKING Off road parking for 2 vehicles at the rear of the property.

Address 'Wilkins Drive, Paignton, TQ4 7FH'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '86 | B'

Contact Details

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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.