



Preston Down Road, Preston

Offers over £595,000



WILLIAMS HEDGE
ESTATE AGENTS



Tel: 01803 554322

BLUE HAZE, 48 PRESTON DOWN ROAD, PRESTON, PAIGNTON, TQ3 1JD

Spacious detached family home | Large entrance hall | Sitting room | Dining room | Five bedrooms | Two en-suites
Bathroom | Sea views | Conservatory/Sun room | Large Kitchen | Separate WC | Integral garage
Wrap around gardens | Driveway parking to the front | Popular location | Viewing highly recommended

Blue Haze is a stunning detached family home situated in the desirable area of Preston. Spacious accommodation throughout arranged over two floors comprising, large entrance hall, sitting room, dining room, kitchen/breakfast room, four double bedrooms with two en suite shower rooms, a further ground floor bedroom/office, family bathroom, downstairs WC and integral garage. The property benefits from sea views, rear and side gardens, drive way parking for several vehicles. Viewing highly recommended.

The accommodation comprises:

LARGE ENTRANCE HALL Radiator, doors to all rooms and stairs leading to the first floor, decorative coving and picture rail UPVC double glazed window to the front aspect.



SITTING ROOM 15' 8" into bay x 12' 10" (4.78m x 3.91m) Ceiling light point, decorative ceiling rose and coving, feature fireplace with decorative tiling, radiator, UPVC double glazed window to the front and side aspects, matching wall lights, door to:



CONSERVATORY 17' 0" x 8' 6" (5.18m x 2.59m) Radiator, UPVC double glazed windows to the side and front, UPVC double glazed door giving access to the rear garden, vinyl wood effect flooring.

DINING ROOM 17' 4" into bay x 13' 0" (5.28m x 3.96m) Ceiling light point with decorative ceiling rose and coving, feature fireplace with decorative tiling, two radiators, exposed wood floorboards, UPVC double glazed window to the side aspect, door to conservatory.

KITCHEN 24' 3" x 11' 4" (7.39m x 3.45m) Matching wall base and drawer units with rolled edge work surfaces over, inset sink with drainer and mixer tap, tiled splashbacks, UPVC double glazed window to the side aspect, inset ceiling spotlights, smooth finished ceilings, radiator,

wood effect flooring, large pull out larder cupboard, UPVC double glazed door giving access to the rear garden.



OFFICE/BEDROOM FIVE 9' 7" x 7' 5" (2.92m x 2.26m) Single bedroom, inset ceiling spotlights, UPVC double glazed window to the front aspect, radiator, exposed wood floorboards.

DOWNSTAIRS WC 3' 11" x 6' 9" (1.19m x 2.06m) Low level WC with push button flush, radiator, pedestal hand wash basin with mixer tap and vanity unit underneath, UPVC double glazed window to the side aspect, ceiling light point and coving, doors to garage and garden.

LANDING Inset ceiling spotlights, decorative coving, radiator, doors to principal rooms and bathroom, office space, UPVC double glazed window, linen cupboard with slatted shelving.

BEDROOM ONE 15' 7" into bay x 12' 2" (4.75m x 3.71m) Double bedroom, ceiling light point with decorative coving, UPVC double glazed window to the front aspect, radiator, large walk-in wardrobe, further built in wardrobe with hanging rail, door to en-suite.



EN-SUITE SHOWER ROOM 9' 3" x 6' 11" (2.82m x 2.11m) Smooth finished ceilings, inset spotlights, close coupled WC with push button flush, hand wash basin with vanity cabinets underneath, walk in rain shower, partly tiled walls, tiled flooring, heated towel rail, obscured UPVC double glazed window to rear aspect.

BEDROOM TWO 17' 4" into bay x 13' 0" (5.28m x 3.96m) Double bedroom, ceiling light point with ceiling rose and decorative coving, feature fireplace, radiator, double aspect with UPVC double glazed windows to the side, UPVC double glazed door giving access to the balcony with sea views, door to en-suite.



BEDROOM THREE 16' 10" into bay x 13' 0" (5.13m x 3.96m) Double bedroom, smooth finished ceilings with ceiling light point and coving, UPVC double glazed bay window to the side with elevated countryside and sea views, radiator, UPVC double glazed door to the balcony with sea views.



OUTSIDE The front offers paved driveway parking for at least two vehicles, partly enclosed with stone walls. Access to the wraparound gardens to the side and rear, sun terrace offering a great deal of seclusion and privacy. Steps down to level the lawn with bordering plant beds, fruit trees, mature shrubs and bushes. Further level seating area laid to stone chippings and steps to under house storage space. The garden extends to the final raised area with flowering trees, bushes and rockery. Outside tap.



BEDROOM FOUR 15' 5" x 9' 2" (4.7m x 2.79m) Double bedroom, ceiling light points and coving, radiator, UPVC double glazed window to the front aspect.



BATHROOM 9' 6" x 6' 11" max (2.9m x 2.11m) Three piece matching white suite comprising low level close coupled WC with push button flush, corner spa bath with jets, hand wash basin with monobloc mixer tap, heated towel rail, obscured UPVC double glazed window, part tiled walls, tiled flooring, walk in corner shower with glass sliding doors and shower off mains, ceiling spotlights.



FREE VALUATIONS – If you are thinking of selling please call Williams Hedge Paignton Office on 01803 554322 or email info@williamshedge.co.uk to arrange a Free No Obligation Valuation.

This floorplan is not to scale and should only be used as a guide



Age: (unverified)	Postcode: TQ3 1JD
Current Council Tax Band: F EPC Rating: D	Stamp Duty: £17,250* at asking price
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Loft:	Rear Garden Facing:
Total Floor Area: approx. 213sqm, 2292sqft	

This information is given to assist and applicants are requested to verify as fact.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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