



38 Hollyhock Way, Paignton

Paignton

Guide Price £398,000

ABSOLUTE





## 38 Hollyhock Way

Paignton, Paignton

Located in a popular residential area, this immaculately presented, modern detached house radiates style and comfort. The accommodation is laid over 3 floors and offers light and airy rooms with a pleasant outlook to both the front and rear of the property. There are 4 double bedrooms, with the main bedroom having the additional benefit of an en-suite shower room. There is also a newly fitted bathroom/WC.

The heart of the home features a fabulous new kitchen/dining room, with brand new integrated appliances including a fridge, freezer, electric oven, 4 ringed gas hob unit and an extractor hood. There are an extensive range of built in units with the added advantage of a large breakfast bar. Floor-to-ceiling bay windows, in the dining area, offer views and access to the rear garden and provide an abundance of natural light. Double glass panelled doors give access to a wonderful lounge with French doors leading to the rear garden. Also on this floor there is the added benefit of a utility room, two under stairs storage cupboards and a downstairs cloakroom/WC offering comfort and practicality.

The property has undergone a complete renovation programme including a new kitchen, bathroom/WC, en-suite shower room, re-decoration, new carpets, and a new boiler. Viewing recommended. No onward chain.





## GARDEN

To the front of the property there is a laid to lawn garden enclosed by privet hedgerow. Enclosed bin store. Steps to the side of the property give access to a good sized level rear garden which is mainly laid to lawn and is enclosed by panelled fencing, being ideal for children or outdoor entertaining.

## GARAGE

Single Garage

There is a good size garage with overhead storage, electric light and power, a window to the rear and an internal door leading to the hallway. To the front of the garage there is a tarmac driveway providing parking for 2/3 cars.





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The property which was built in 2017 is located in a popular residential area overlooking a lovely green space and a small park. There are local shops and amenities only a short walk away, along with regular bus services on the Brixham Road. Paignton town centre is approximately 2.5 miles away, with its array of shops, cafes and restaurants. Paignton has a choice of lovely beaches and boasts the beautiful coastal path linking the nearby towns of Torquay and Brixham. There is a railway station which links to the mainline station in Newton Abbot.

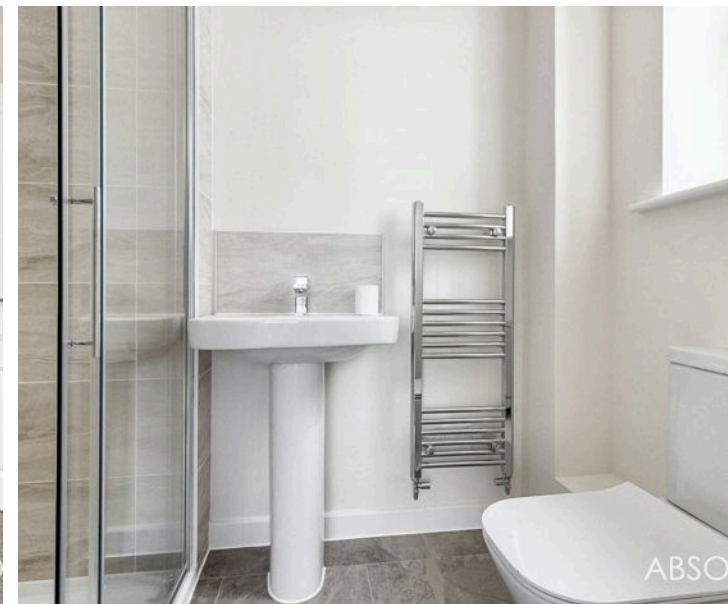
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

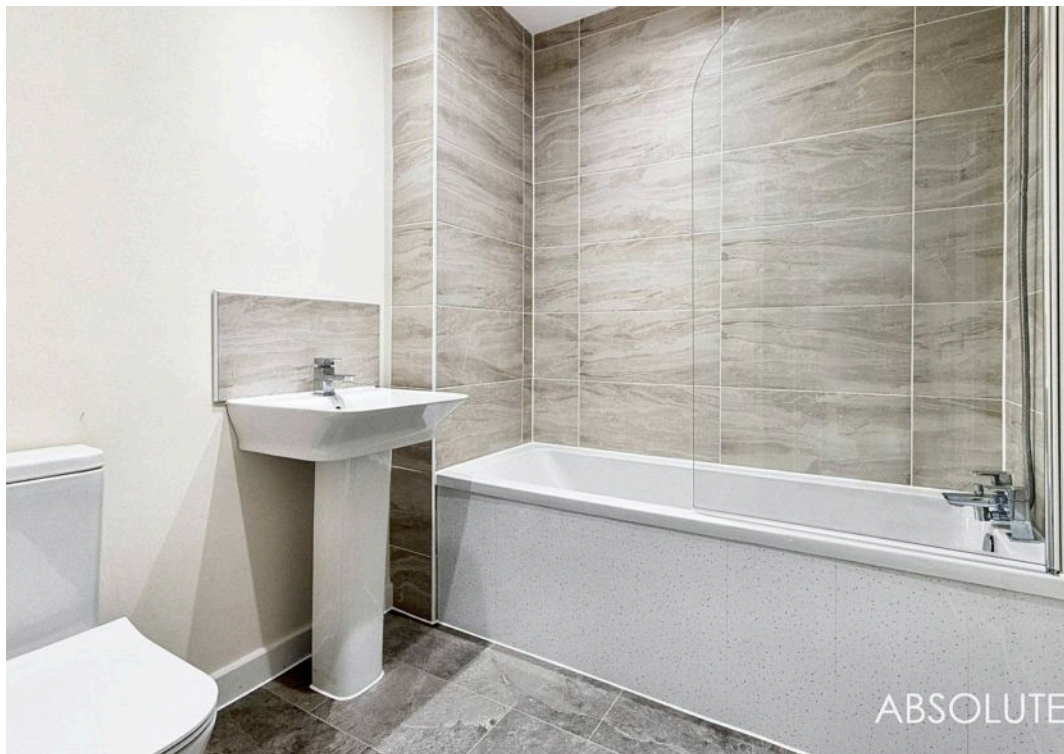
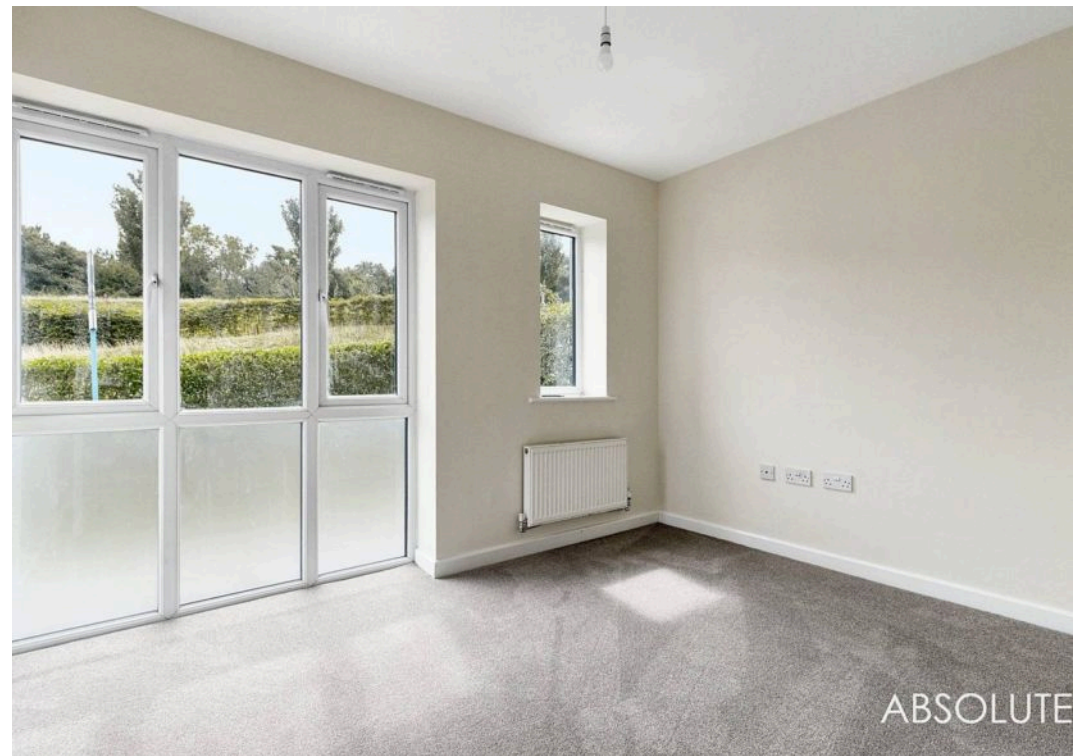
- Superbly presented modern detached house
- 4 Bedrooms
- En-suite to the main bedroom
- Separate cloakroom/WC
- Utility room
- Fabulous kitchen/dining room with integrated appliances and floor to ceiling bay window overlooking the rear garden.
- Undergone a complete renovation including a brand new kitchen, bathroom, en-suite, re-decoration, carpets and boiler.
- Good sized level rear garden.
- Garage with overhead storage and driveway parking.
- Chain. EPC -B. Council tax band E





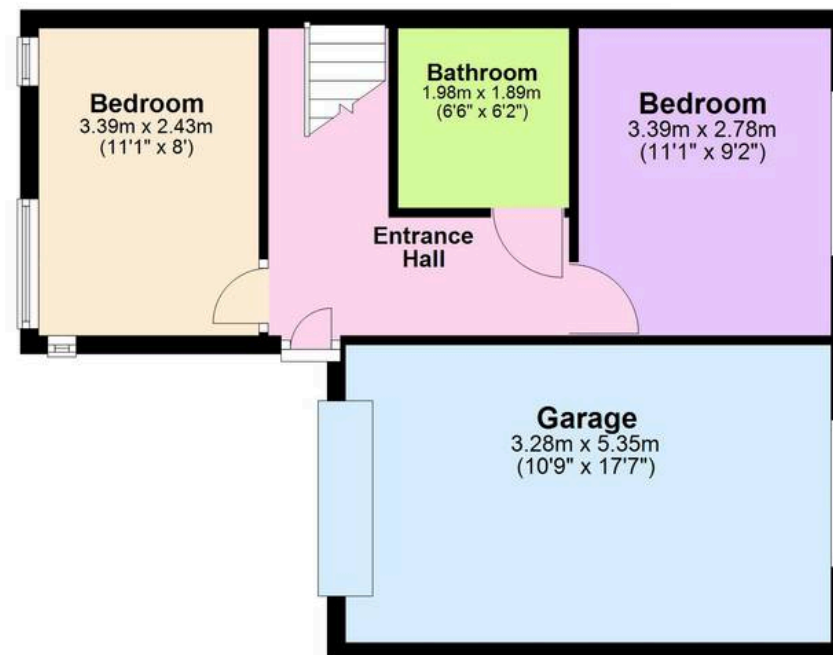






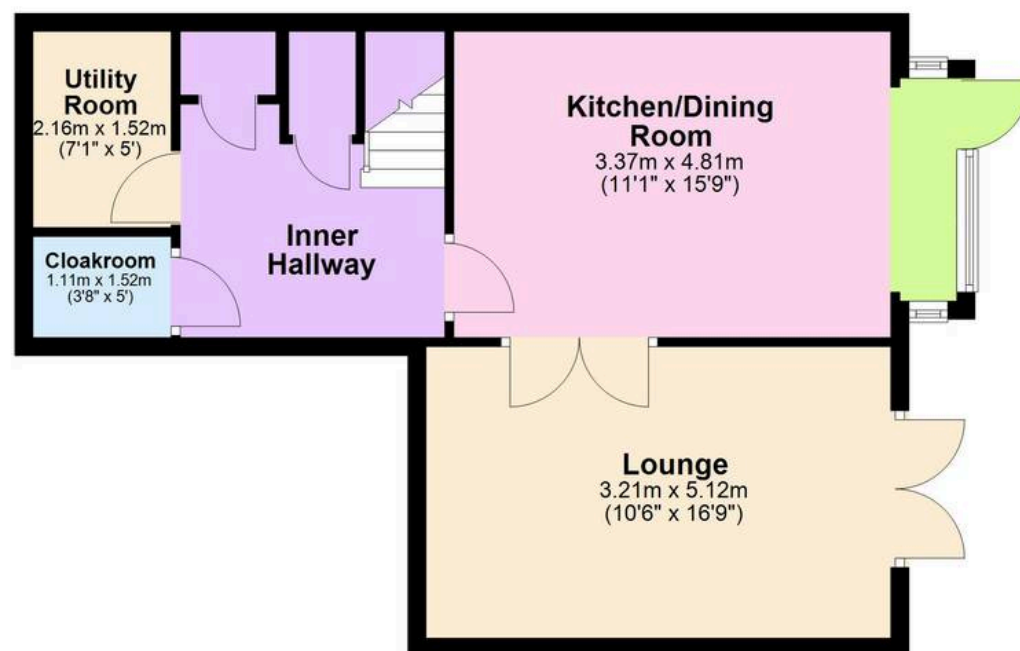
## Ground Floor

Approx. 47.7 sq. metres (513.0 sq. feet)



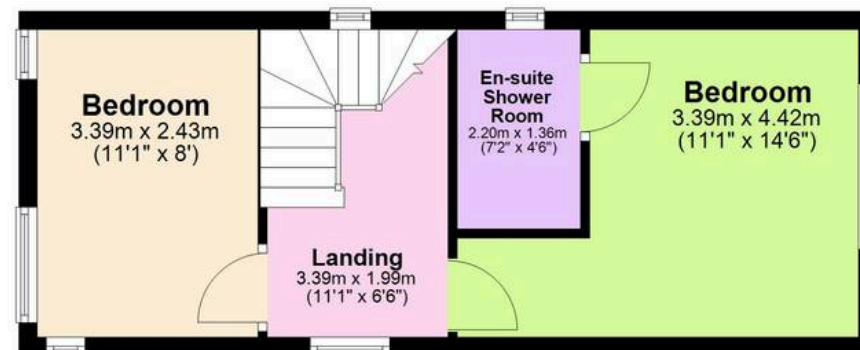
## Garden Floor

Approx. 50.6 sq. metres (544.2 sq. feet)



## First Floor

Approx. 30.6 sq. metres (329.9 sq. feet)



Total area: approx. 128.9 sq. metres (1387.1 sq. feet)







## Absolute Sales & Lettings

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