



**Brownscombe Close, Marldon**

Paignton

Guide Price **£550,000**

ABSOLUTE





## Brownscombe Close

Marldon, Paignton

We are delighted to present this desirable 4-bedroom detached house to the market, offering a blend of comfort and practicality in an executive style residence, located at the end of a cul-de-sac, in a highly sought-after village setting.

Internally the accommodation briefly comprises of entrance hall, a spacious lounge with a bay window generating lots of natural light. Double doors give access to a separate dining room which has French doors leading to the rear garden. The kitchen/breakfast room offers an extensive range of built-in kitchen units with integrated appliances. A convenient utility room, a downstairs cloakroom and an internal door to the garage further enhances the functionality of this home.

The first floor of the property boasts four generously proportioned double bedrooms, with the main bedroom featuring built-in wardrobes and an en-suite shower room. Each bedroom is thoughtfully designed to maximise space and comfort, catering to the needs of a modern family.





## GARDEN

Completing the property is a good-sized low maintenance rear garden comprising of a large paved patio ideal for outdoor dining and entertaining beyond which is a pretty rockery garden with a stone chipped area, which is enclosed by an extensive and well established range of mature shrubs, bushes and small trees. The garden extends to the side of the property where there is a further patio and a laid to lawn area. Garden shed.

## GARAGE

Single Garage

## DRIVEWAY

2 Parking Spaces





# Brownscombe Close

Marldon, Paignton

The property is located at the end of a cul-de-sac in the sought after village of Marldon. There are many local amenities located close by including a village hall and green, a primary school, local shops and bus services. Paignton town centre is approximately 3 miles away and the town of Totnes is approximately 5.5 miles away. The Ring Road connecting the nearby towns of Torquay and Newton Abbot is also close by.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Executive style detached house
- 4 Double bedrooms
- 2 Reception rooms
- Kitchen/breakfast room with integrated appliances
- Downstairs cloakroom
- Main bedroom with built-in wardrobes and an en-suite
- Well presented throughout
- Garage with an electric door and parking for 3 cars
- Good sized low maintenance rear garden
- Desirable village location







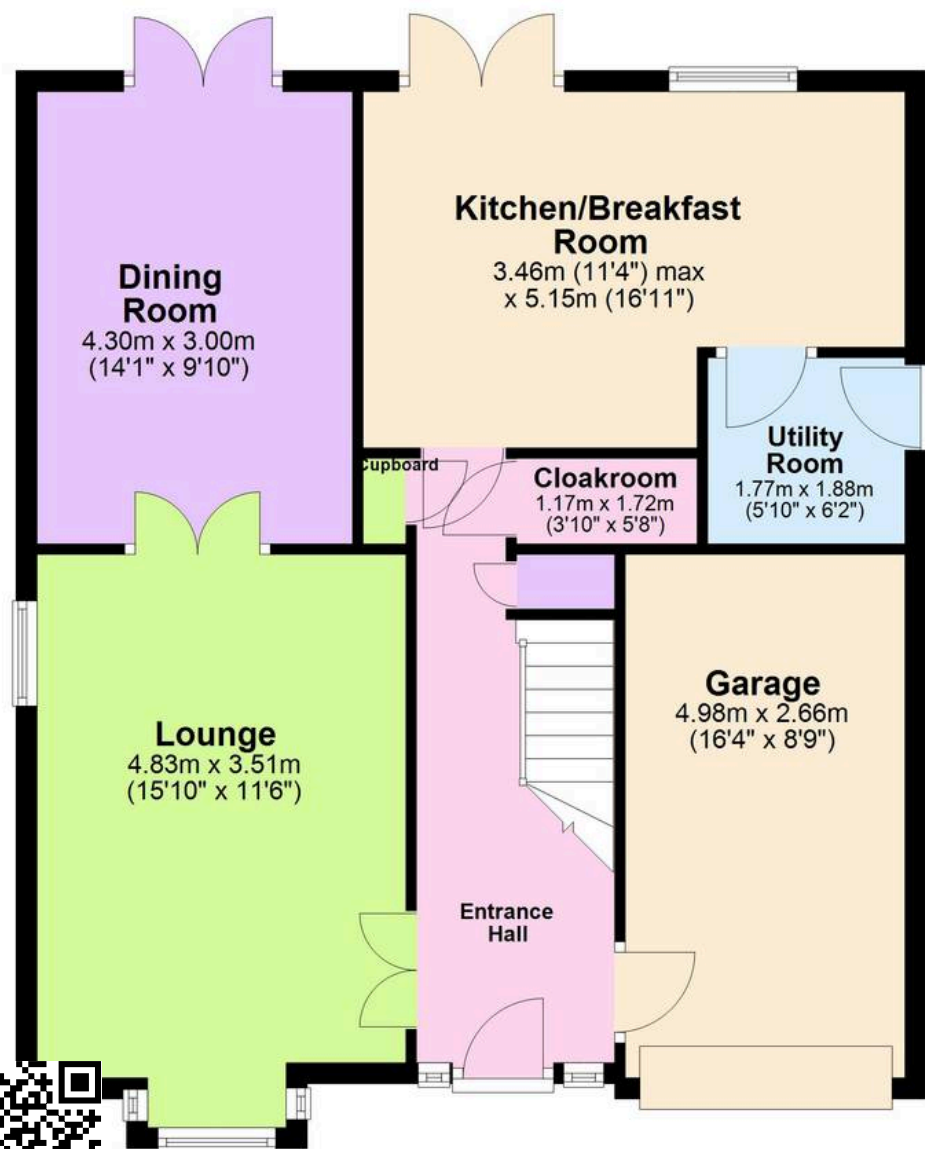
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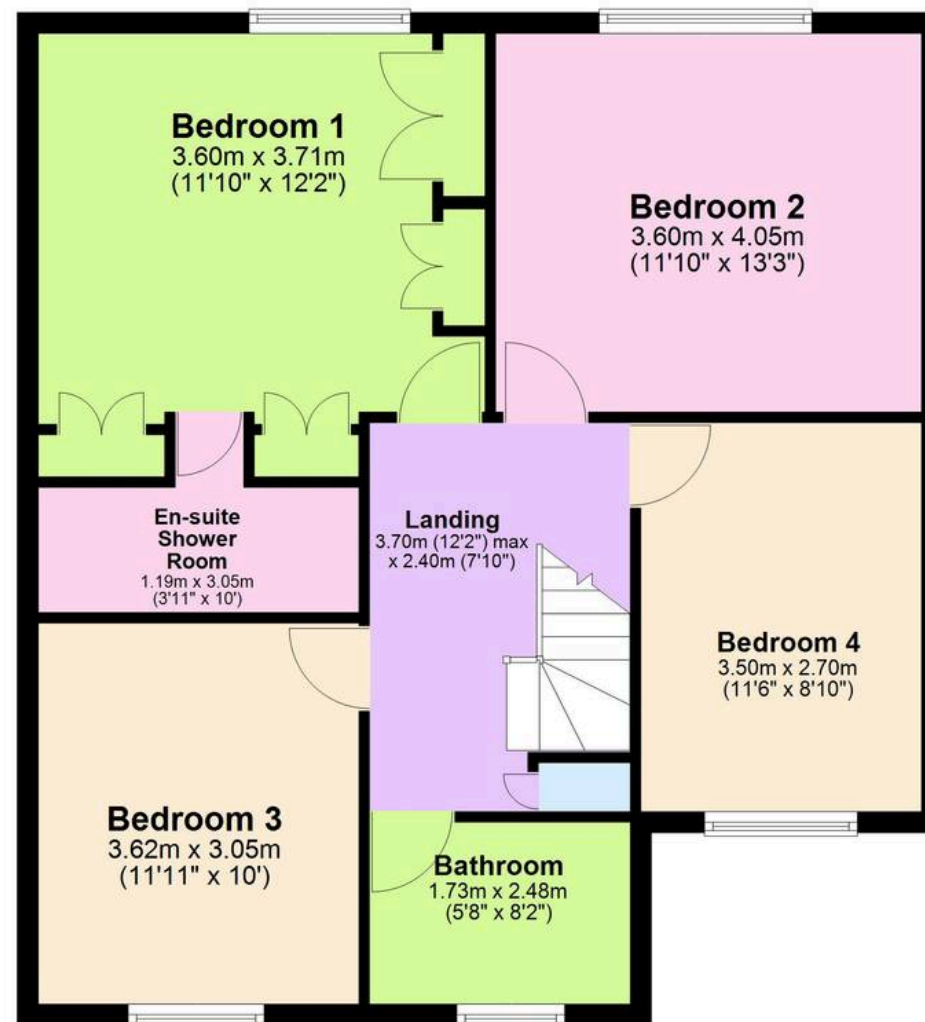
## Ground Floor

Approx. 78.1 sq. metres (840.2 sq. feet)



## First Floor

Approx. 74.2 sq. metres (798.4 sq. feet)



Total area: approx. 152.2 sq. metres (1638.6 sq. feet)







## Absolute Sales & Lettings

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