



**Southfield Avenue, Preston**  
Paignton

Offers Over £550,000

ABSOLUTE



## Southfield Avenue

Preston, Paignton

Internally the accommodation briefly comprises of a spacious reception hall with oak parquet flooring and attractive and practical built in storage for coats, shoes and bags. There is a downstairs cloakroom/WC, an elegant and spacious lounge with many features including a bay window, a fireplace with a fitted wood burner and a coved ceiling with a matching picture rail. The generous dining room also has a fabulous recessed brick fireplace again with a fitted wood burner and oak parquet flooring, along with picture rails and coved ceiling. The modern kitchen has an excellent range of built in units, with integrated appliances and marble worktops. Located off the kitchen is a convenient utility room giving lots of space for extra white goods. The stunning sun lounge with a vaulted ceiling and Apex windows offers views of the picturesque gardens and is perfect for relaxation and entertaining. Both the sun lounge and the utility room have under floor heating. On the first floor there are 4 bedrooms, one with a modern en-suite shower room and French doors leading to the rear balcony which overlooks the attractive gardens with sea views in the distance. There is a large, stylish family bathroom, fitted with a 4 piece suite and finished with attractive floor and wall tiling adding a touch of luxury. The landing gives access to the loft space, which is fitted with a pull down ladder and is partially boarded with two gable windows.



## GARDEN

A main feature of this property are the beautiful surrounding gardens. The front garden comprises of a block paved pathway leading to the front door with an attractive entrance canopy. There is a laid to lawn front garden which is enclosed by mature hedgerow and established plants. There are side gates either side of the property leading to the beautiful and private rear garden, which comprises of several different paved patio areas, including a secluded pergola, being ideal for outdoor dining and entertainment. There is a large level laid to lawn area which is surrounded by established raised flower beds and borders. Small inset pond. Summer house and compost area. Garden shed/workshop with light and power. The property benefits from under house storage which houses the boiler, gas and electric meters. Outside water tap with a Belfast sink. The garden has a wonderful variety of flowers and shrubs, including a grapevine along with 2 cherry trees and a plum tree. We strongly recommend an internal viewing of this wonderful home to fully appreciate the accommodation and gardens on offer.

## GARAGE

### OFF STREET

## GARAGE

Single Garage

To the front of the property there are newly fitted wrought iron double gates which give access to a block paved driveway providing additional car parking. The driveway leads to the garage with up and over electric door, electric light and power and a side door giving access to the rear garden. The garage also has a water supply.



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Preston, Paignton

The property is located in a highly desirable residential area giving good access to local amenities including shops, schools and bus services. Paignton town centre with its choice of shops, cafes and restaurants is just over a mile away. Paignton has a choice of lovely beaches and has a fabulous coastal walk linking the nearby towns of Brixham & Torquay. There is a railway station linking to the mainline station in Newton Abbot.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Beautiful detached bay fronted family home
- 2 Reception rooms both with feature fire-places and fitted wood burners
- Stunning sun lounge
- Modern fitted kitchen with integrated appliances
- Modern utility room and cloakroom/WC
- 4 Bedrooms, 1 with an en-suite shower room and balcony overlooking the delightful gardens
- Stylish fully tiled family bathroom fitted with a 4 piece suite
- Original features and oak parquet flooring in the reception hall & dining room
- Attractive, established and well maintained front and rear gardens with large lawns and patios
- Garage with electric door and additional block paved driveway



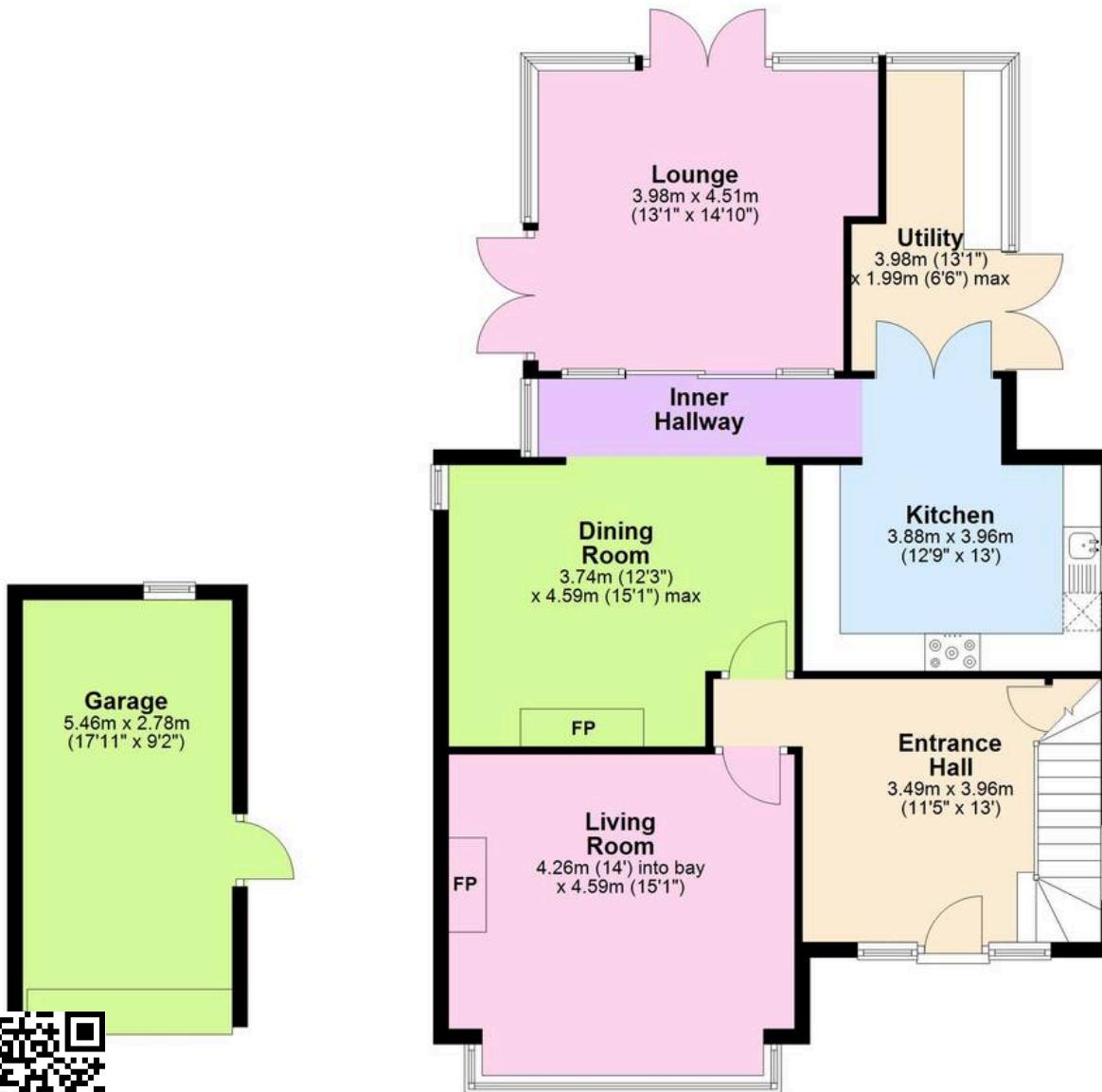


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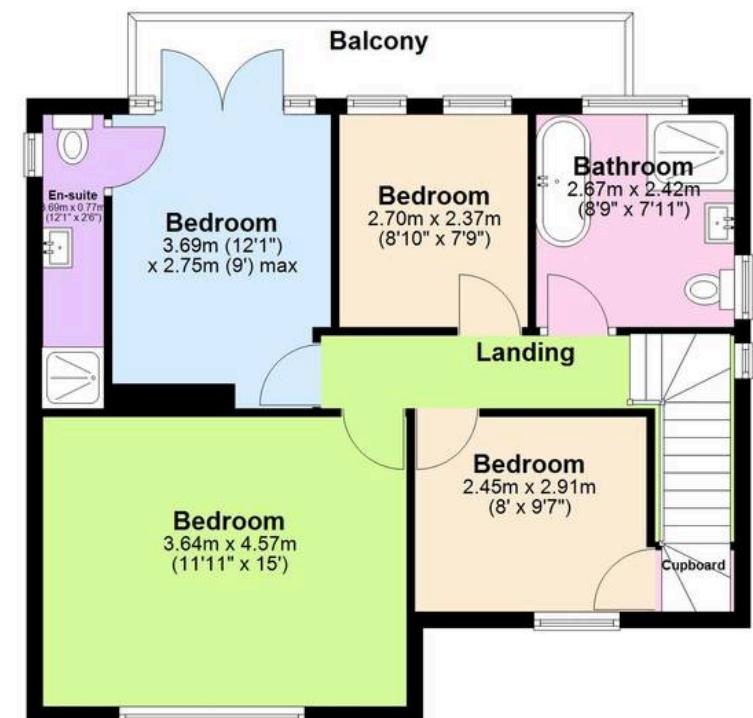


**Ground Floor**

Approx. 108.3 sq. metres (1165.9 sq. feet)


**First Floor**

Approx. 59.5 sq. metres (640.4 sq. feet)



Total area: approx. 167.8 sq. metres (1806.2 sq. feet)





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