



Mulberry Close | Paignton | TQ3 3GD

GUIDE PRICE OF £350,000 - £375,000

A substantially sized detached family home located within a quiet cul-de-sac in Paignton. The property offers an assurance of space and comprises of a welcoming entrance hallway, a large lounge/diner, a modern kitchen, utility area, a downstairs cloakroom, four double bedrooms with the master being en-suite, a further family bathroom, a studio annexe with a wet room en-suite perfect for independent living, an integral garage, off road parking and sunny rear gardens. The home is perfectly positioned within easy reach of schools, supermarkets, the ring road, bus links and more.

- SUBSTANTIALLY SIZED DETACHED FAMILY HOME
- SELF CONTAINED ANNEXE
- MASTER EN-SUITE
- INTEGRAL GARAGE
- SOUTH FACING GARDENS
- QUIET CUL-DE-SAC LOCATION

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

**LOUNGE/DINER** - 8.94m x 3.68m (29'3" x 12'0") A large and light filled open lounge/diner perfect for entertaining and space for an abundance of furniture. A feature decorative fireplace, tv and internet points, triple aspect double glazing with windows to the front and side aspect and sliding patio doors leading out to the gardens. Karndean flooring, two gas central heated radiators and a door leading into:-

**KITCHEN** - 4.25m x 3.69m (13'11" x 12'1") A sizeable modern kitchen boasting a range of overhead, base and drawer units with oak work surfaces above. A 1 1/2 bowl sink and drainer unit, an electric single oven with grill integrated and a four ring induction hob with extractor hood above. Space and plumbing for a dishwasher and American style fridge freezer, a sizeable understairs cupboard, complimentary tile backsplash, double glazed windows, integral door leading into the garage and a door leading into:-

**UTILITY** Space and plumbing for a washing machine, dryer and fridge. Double glazed windows, door leading out to the rear gardens and a further door leading into the annexe.

**CLOAKROOM** A useful downstairs cloakroom with a low level flush WC, a pedestal wash hand basin, overhead lighting and a gas central heated radiator.

#### FIRST FLOOR

**BEDROOM ONE** - 3.69m x 3.57m (12'1" x 11'8") A large main bedroom to the front aspect of the property offering a great amount of space. Double glazed windows, a gas central heated radiator and a door leading into:-



**EN-SUITE** A contemporary main en-suite comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a walk in shower unit. Modern tiling, double glazed obscure windows and a chrome heated towel rail.

**BEDROOM TWO** - 3.86m x 2.6m (12'7" x 8'6") A further generously sized second double bedroom overlooking the rear gardens. Double glazed windows and a gas central heated radiator.

**BEDROOM THREE** - 3.85m x 2.39m (12'7" x 7'10") A spacious third double bedroom with ample space for furniture. Double glazed windows and a gas central heated radiator.

**BEDROOM FOUR** - 3.78m x 2.7m (12'4" x 8'10") A fourth sizeable smaller double bedroom to the front aspect of the home. Built in wardrobe, double glazed windows and a gas central heated radiator.

**BATHROOM** A modern family bathroom consisting of a low level flush WC, a freestanding wash hand basin with fitted storage below and a panelled bath unit with shower attachments above and a protective glass shower screen. Tiling to the walls, a double glazed obscure window and a chrome heated towel rail.

#### ANNEXE

**BEDROOM** - 4.9m x 4.79m (16'0" x 15'8") A phenomenally large bedroom/studio perfect for independent living for a family member or alternatively a potential income space. Tv point, double glazed windows and sliding patio doors leading out to the rear gardens, two gas central heated radiators and a door leading into

**EN-SUITE** A sizeable fitted wet room comprising of a low level flush WC, a wall mounted wash hand basin and a shower area with wall mounted shower attachments. Extractor fan and a chrome heated towel rail.

**OUTSIDE** A great sized, private and enclosed south facing rear garden that boasts two patio areas perfect for outdoor dining and entertaining whilst the rest of the gardens are predominantly laid to lawn with a variety of mature shrubs and plants.

**PARKING** Off road parking for two cars.

**GARAGE** A larger than usual single garage with a metal up and over door, overhead lighting and electrical points.

Address 'Mulberry Close, Paignton, TQ3 3GD'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '72 | C'

#### 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.