



## Laura Grove, Paignton, TQ3 2LP

Asking Price Of £425,000

A substantially sized five bedroom semi detached home located in the exceptionally desirable location of Laura Grove, Preston. The home comprises of a welcoming entrance hallway, a large living room, a sizeable dining room, a spacious kitchen/breakfast room, a downstairs cloakroom, five bedrooms, a family bathroom, a further cloakroom, south facing rear gardens and a vast amount of off road parking for several vehicles. The property is perfectly positioned within easy reach of Oldway mansions, Oldway and sacred heart primary, Paignton town, doctors and pharmacies, local shops, bus links and much more.

- SOUGHT AFTER PRESTON LOCATION
- BUNDLES OF POTENTIAL
- AMPLE OFF ROAD PARKING
- SOUTH FACING REAR GARDENS
- FIVE BEDROOMS
- OLDWAY PRIMARY CATCHMENT

### Entrance

A upvc double glazed front door opening into a wide and welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor, a deep under stairs storage cupboard, telephone point and a gas central heated radiator.

### Lounge - 4.7m x 4.59m (15'5" x 15'0")

An incredibly large and light filled living room to the front aspect of the home boasting space for an abundance of furniture. A feature gas fireplace, tv point, upvc double glazed bay window and a gas central heated radiator.

### Dining Room - 3.82m x 3.68m (12'6" x 12'0")

A great sized family dining room overlooking the sunny rear gardens. Room for a 8 seater dining table, upvc double glazed windows and a gas central heated radiator.

### Kitchen/Breakfast Room - 5.17m x 3.23m (16'11" x 10'7")

A bright and spacious kitchen/breakfast room offering a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric cooker with four ring gas hob, space and plumbing for a washing machine, dishwasher and fridge freezer. Tile backsplash, a deep handy pantry cupboard, space for an eat in breakfast table, double aspect upvc double glazed windows, a door leading out to the rear porch and a gas central heated radiator.

### Cloakroom

A low level flush WC and a upvc obscure double glazed window

### Office/Bedroom Five - 3.27m x 2.57m (10'8" x 8'5")

A wonderfully versatile room located on the ground floor of the property that would make an ideal office/playroom/hobby room/bedroom. Upvc double glazed window and a gas central heated radiator.

### First Floor

### Bedroom One - 4.71m x 3.56m (15'5" x 11'8")

A phenomenally large master bedroom boasting a vast amount of space. Double aspect upvc double glazed windows overlooking both the front and rear aspect of the home. Two gas central heated radiator.

### Bedroom Two - 4.7m x 3.29m (15'5" x 10'9")

A second incredibly spacious double bedroom overlooking the front aspect of the home. Deep built in mirror fronted wardrobes, upvc double glazed windows and a gas central heated radiator.

### Bedroom Three - 3.82m x 3.23m (12'6" x 10'7")

A further generously sized double bedroom to the rear aspect of the home. Built in wardrobes, upvc double glazed window and a gas central heated radiator.

### Bedroom Four - 2.93m x 2.8m (9'7" x 9'2")

A fourth sizeable smaller double bedroom, upvc double glazed window and a gas central heated radiator.

### Bathroom

A pedestal wash hand basin and a panelled bath unit with shower attachments above, tiled walls and a upvc obscure double glazed window and a gas central heated radiator.

### Cloakroom

A useful separate cloakroom boasting a low level flush WC and a upvc obscure double glazed window.

### Outside

A great sized, enclosed and sunny south facing rear garden that boasts a sizeable patio area perfect for outdoor dining and entertaining whilst the rest of the gardens are predominantly laid to lawn.



## Address

Laura Grove, Paignton, TQ3 2LP

## Tenure

FREEHOLD

## Council Tax Band

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## Contact Details

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