

The Accommodation

- Entrance Hall
- Double Guest Bedroom with En-Suite Shower Room
- Living Room/Lounge
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom/W.C
- Master Bedroom with Walk-In Dressing Room and En-Suite Bathroom
- 2 Further Double Bedrooms
- Family Bathroom
- Sun Terrace
- Front and Rear Gardens
- Driveway Parking for 2 Cars
- Double Garage
- Gas Central Heating and PVCu Double Glazing

DBN5012



Brief Description

Built in 1994 is this executive style detached residence brought up to a magnificent standard by the current owners and benefiting from 4 double bedrooms, 2 with en-suite facilities as well as a family bathroom, gas central heating, modern double glazing and enjoying lovely panoramic views towards the sea and over the surrounding area.

Externally is a large sun terrace to the front off the lounge and kitchen and to the rear is a well landscaped garden over various levels. There is driveway parking for 2 cars in front of a double garage with electric up and over door.

Internally the accommodation is over 3 floors and has a guest suite which comprises a double bedroom with en-suite shower room on the ground floor. There is an internal door leading to the double garage.

On the first floor is a kitchen which is well fitted with granite work tops benefits from built in appliances comprising double electric oven and ceramic hob, an "American" style free standing fridge/freezer and an integral dishwasher, there is a separate utility room off. The lounge has a living flame gas fire with portuguese stone fireplace with bay window taking in the panoramic views. There is a sun terrace off to the front laid to a large patio area and double doors through to the dining room which faces the rear.

Stairs rise up to the 2nd floor with a lovely master suite comprising double bedroom, walk-in dressing room through to a large en-suite bathroom with double jacuzzi bath and double shower cubicle with shower, W.C., and with his and hers sink units.

The property stands in Dolphin Crescent located on the edge of Paignton just around the corner from Marldon Road with its local shops and easy access onto the local Torbay Ring road.



*MODERN EXECUTIVE
STYLE 4 BEDROOM, 3
BATHROOM DETACHED
ACCOMMODATION
ENJOYING PANORAMIC
SEA AND COASTAL VIEWS*



Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
71	79

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