

**37 White Rock Way, Paignton**

Paignton

In Excess of **£310,000**





### **Entrance**

The home is approached via a part-glazed front door, opening into a bright and welcoming hallway. The main floor is finished with luxury vinyl tiles, offering both style and durability, while the staircase to the first floor is fitted with a soft grey carpet for a modern touch. This space provides an inviting introduction to the property and sets the tone for the contemporary décor throughout.

### **Kitchen/Dining Room**

This beautifully presented kitchen/diner combines style with practicality, offering milk-coloured wall and base units with coordinating wood-effect luxury vinyl tiles. White metro tile splashbacks and grey wood-effect worktops create a contemporary finish. The kitchen is fully equipped with an integrated fridge/freezer, integrated dishwasher, built-in double electric oven, gas hob with extractor, and space for a washing machine. A single drainer stainless steel sink with chrome mixer tap sits perfectly within the layout, while a large under-stairs cupboard provides excellent storage. Double patio doors open directly onto the fully enclosed rear garden, making this a bright and welcoming space ideal for both everyday living and entertaining.

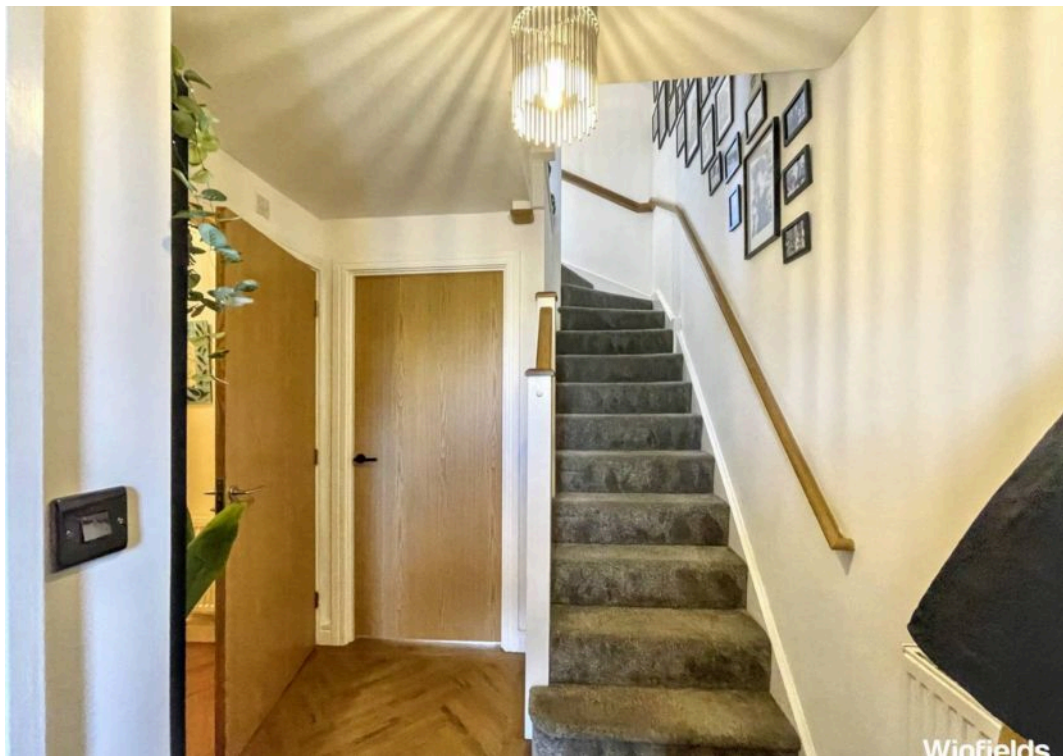
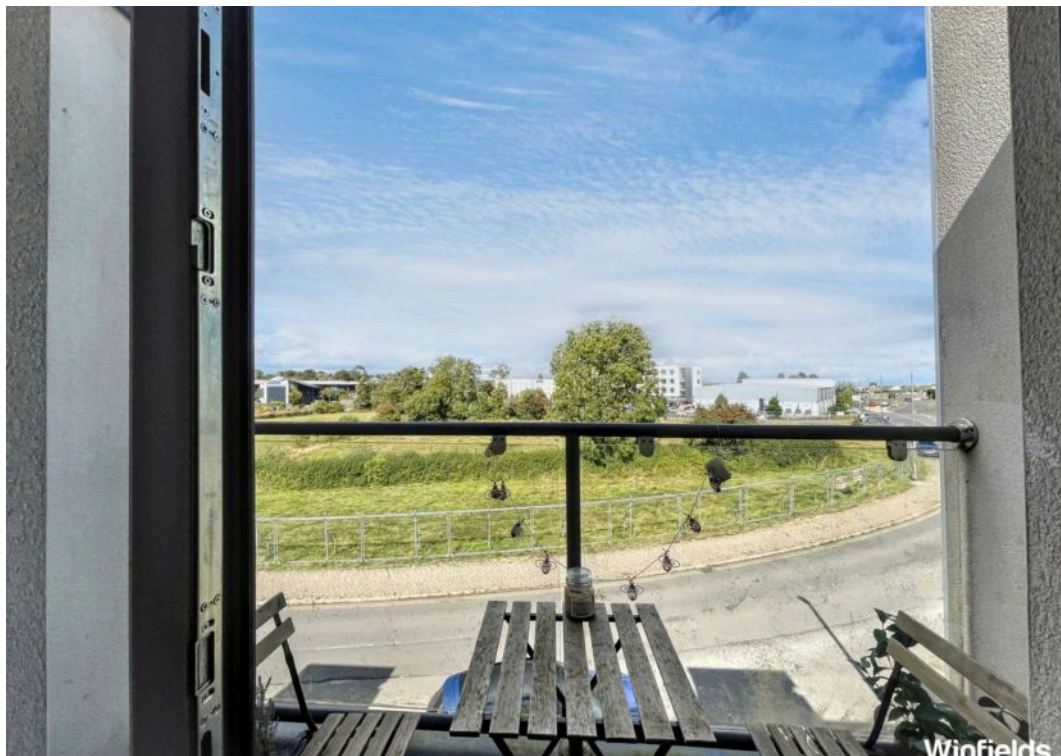
### **Living Room**

A bright and welcoming lounge featuring a white uPVC door leading out to the front, complemented by matching uPVC windows which create a light-filled atmosphere. The room also enjoys the benefit of a Juliette balcony, adding an attractive feature and enhancing the sense of space. Finished with a modern grey carpet and a central radiator, this lounge offers a comfortable setting ideal for both relaxation and entertaining.

### **WC**

Conveniently located on the ground floor, the WC is neatly presented with part wallpapered and part cream-painted walls, complemented by luxury vinyl tile flooring. The suite includes a compact vanity unit with inset sink and a matching WC, while a wall-mounted medicine cabinet provides useful storage.











## **GARDEN**

The property benefits from double patio doors leading out to a fully enclosed rear garden, designed with low maintenance in mind. Laid with paving slabs and arranged over split levels, the space offers both practicality and charm, ideal for outdoor seating or entertaining. A rear pathway provides convenient access to the garage, ensuring functionality alongside its private and secure setting.

## **GARAGE**

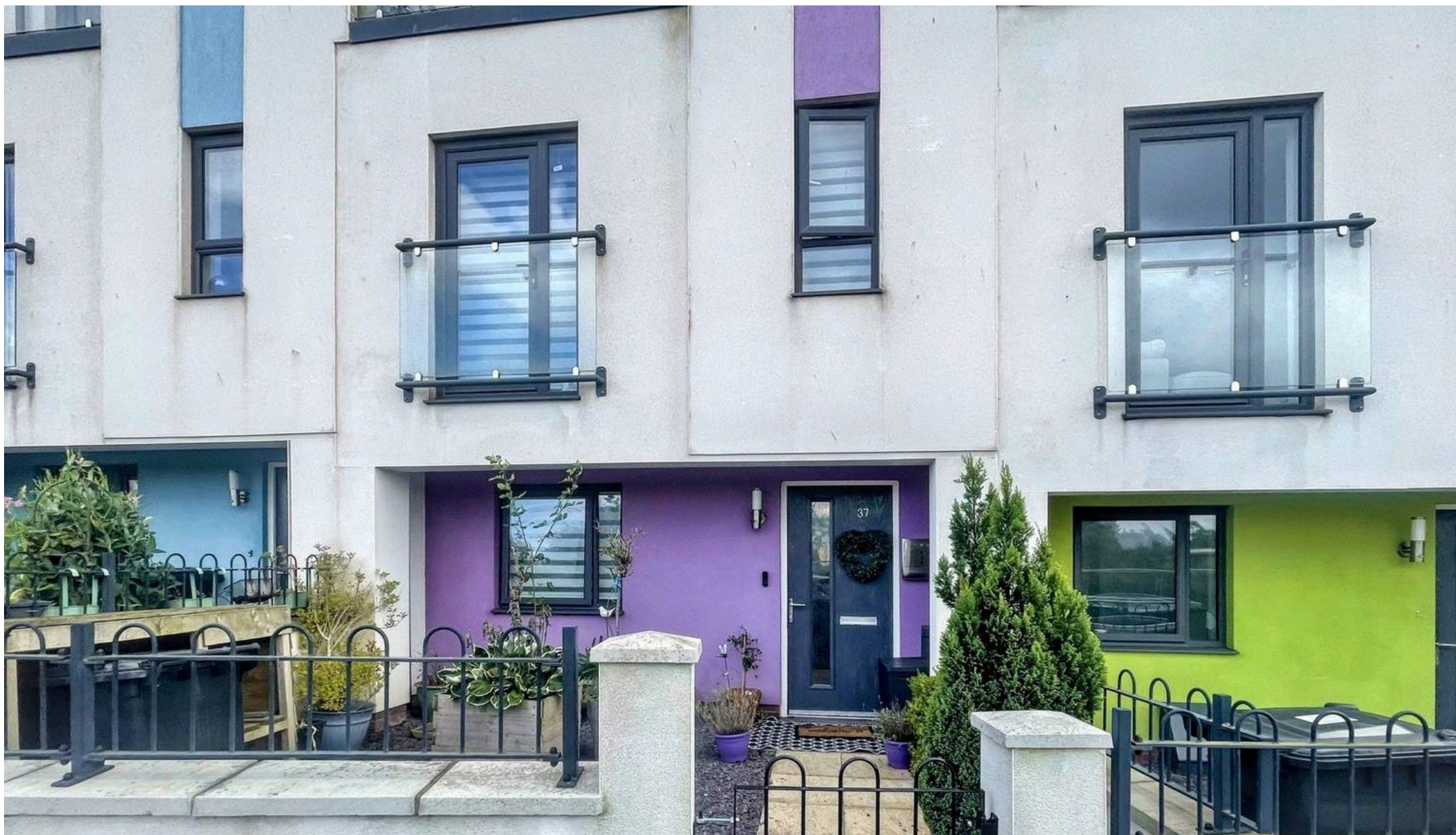
Single Garage

A separate garage is located via the garden pathway, currently used for storage but offering versatile potential for parking, a workshop, or additional space to suit your needs.

## **OFF STREET**

1 Parking Space





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