



3 Waterleat Avenue, Paignton

Paignton

Guide Price **£280,000**



Lounge/Dining Room

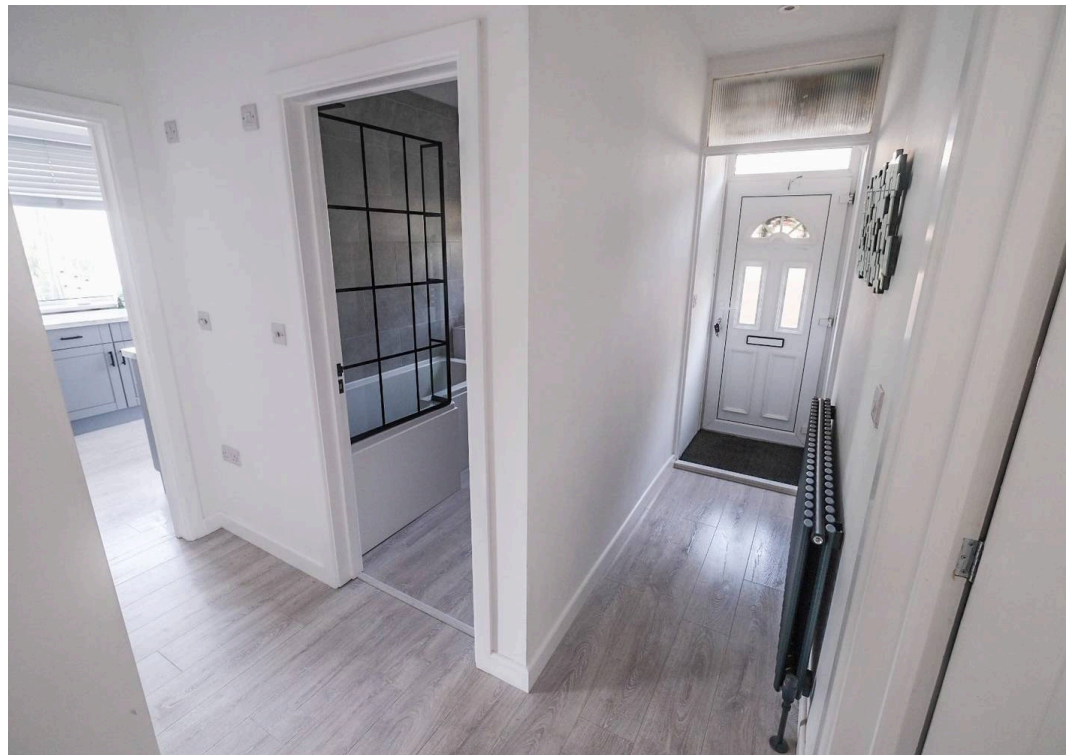
The lounge dining room is a bright, contemporary open-plan space designed to maximise natural light and views. Large French doors span the rear elevation, opening directly onto a generous decking area with a sleek glass-panelled balcony. From here, there are uninterrupted views across open fields and the surrounding countryside, creating a wonderful sense of space and connection to the outdoors. Internally, the room is finished in a modern, neutral palette with crisp white walls that enhance the light-filled feel of the space. Light grey laminate flooring runs throughout, providing a clean, cohesive look while remaining practical and easy to maintain. The proportions comfortably accommodate both lounge seating and a full dining arrangement, making it ideal for both everyday living and entertaining.

Kitchen

The kitchen is a modern, well-appointed space that combines style with practicality. A large window to the rear floods the room with natural light while framing attractive views over the garden and across the surrounding countryside, creating a bright and uplifting atmosphere. Fitted with contemporary grey wall and base units, the kitchen is complemented by marble-effect worktops that add a touch of elegance. A black single drainer sink with matching black mixer tap provides a striking contrast, enhancing the modern finish. Integrated appliances include a built-in oven and four-ring gas hob, while there is designated space for a washing machine, fridge, and freezer. White tiling to splashback level keeps the look fresh and clean, tying the overall design together. The result is a light, stylish kitchen that feels both modern and welcoming – ideal for everyday living.

Bathroom

The bathroom is finished in a crisp, contemporary style with a clean white backdrop and striking black accents throughout. An L-shaped bath with a curved glass screen provides both comfort and practicality, complemented by a black overhead shower for a sleek, modern contrast. Matching black mixer taps





GARDEN

The property benefits from a beautifully maintained rear garden featuring mature, well-kept lawns and established flower beds stocked with a variety of shrubs and seasonal planting, providing colour and interest throughout the year. Fully enclosed for privacy and security, the garden offers a safe and peaceful outdoor space ideal for relaxing or entertaining. Accessed via steps leading down from the balcony, it creates a lovely connection between the indoor living space and the garden below.

DRIVEWAY

2 Parking Spaces

The property benefits from a generous driveway providing off-road parking for two vehicles, offering both convenience and practicality. In addition, there is a garage fitted with a newly installed door, ideal for secure parking or alternatively well suited for additional storage space. The garage and driveway arrangement also present excellent potential for redevelopment, subject to the necessary permissions, with scope to reconfigure the layout to create a larger outdoor garden space if desired. This flexibility makes the property particularly appealing for buyers looking to adapt and enhance the external areas to suit their needs.



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