

SUMMARY

Immaculate 3-Bedroom Link-Detached Home || Open-Plan Kitchen & Conservatory || Landscaped Low-Maintenance Garden || Driveway for 2 Vehicles || Principal Bedroom with En-Suite || Kitchen with Integrated Appliances || Versatile Integral Garage & Workspace || Well-Connected Residential Location

Visit our website for the current price:
www.danielhobbin.uk/P-RS1096/

Address:	Lutyens Drive, Paignton, TQ3 3LU
Property type:	Link Detached House
Tenure:	Freehold
Council tax band:	D
EPC:	D
Bedrooms:	3
Bathrooms:	2
Receptions:	2
Parking:	✔
Garden:	✔













DANIEL HOBBIN
Estate Agents

Welcome to your viewing

Thank you for joining us. We hope this brochure helps you explore the property and consider whether it could be your next home.

Please ask us any questions along the way — we're here to help.

After your viewing, how did we do?

We'd love to hear about your experience with us.

Scan to leave a Google review.

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DESCRIPTION

An immaculately presented three-bedroom link-detached home, combining beautifully appointed interiors with versatile living accommodation and an exceptional landscaped rear garden. Thoughtfully enhanced throughout, the property offers an attractive blend of contemporary styling and everyday practicality, ideally suited to modern family living.

At the heart of the home is a stylishly fitted kitchen flowing seamlessly into an impressive conservatory, incorporating a roof lantern and generous space for both dining and relaxation. A separate living room features an elegant marble fireplace, whilst attractive wood-effect Karndean flooring extends throughout the principal ground-floor accommodation.

The first floor accommodates three generously proportioned bedrooms, all benefiting from built-in wardrobes, with the principal bedroom enjoying a contemporary en-suite. A recently installed shower room and a ground-floor cloakroom further complement the accommodation. The integral garage currently serves as a dedicated workspace, offering excellent versatility for those working from home or pursuing hobbies.

A particular highlight is the beautifully landscaped rear garden, designed for year-round enjoyment with minimal maintenance. Featuring a generous paved terrace, artificial lawn, established planting and ornamental palms, the garden is further enhanced by an insulated timber shed with power and lighting and an additional timber garden building. To the front, an attractive block-paved driveway provides off-road parking for two vehicles.

Situated within a popular residential area, the property enjoys convenient access to the town centres of both Paignton and Torquay, local schools and everyday amenities. The nearby South Devon Highway provides excellent road connections to the wider South West and the M5 motorway.

Council Tax Band: D (Torbay Council)
Tenure: Freehold
Parking options: Driveway
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: ADSL, FTTC, FTTP
Broadband options available at the property include:
* Standard broadband: 10Mbps download, 0.9Mbps upload
* Superfast broadband: 184Mbps download, 26Mbps upload
* Ultrafast broadband: 1800Mbps download, 220Mbps upload
- Networks in the area: Openreach

The Approach: The property enjoys an immaculately presented frontage, featuring a block-paved driveway providing ample off-road parking for two vehicles and leading directly to the garage. Practical external additions include an outside water tap and electrical sockets. Alongside the driveway, an attractively landscaped front garden incorporates established planting and palms, with steps ascending to a covered storm porch. An obscure double-glazed composite entrance door opens into a welcoming entrance hallway, beautifully finished with durable wood-effect Karndean flooring. The hallway benefits from a double-glazed window to the side elevation, a radiator enclosed within a decorative cover and a staircase ascending to the first floor.

Cloakroom: Conveniently situated off the entrance hallway, the cloakroom is tastefully appointed with half-height wall tiling and wood-effect Karndean flooring continuing seamlessly from the hallway. The suite comprises a corner vanity unit incorporating a wash basin with storage beneath and a WC with a concealed cistern. Further features include a wall-mounted heated towel rail, an electrical consumer unit and an obscure double-glazed window to the front aspect, providing natural light whilst maintaining privacy.

Living Room: Beautifully presented, the living room is finished with wood-effect Karndean flooring flowing through from the entrance hallway. An elegant marble fireplace incorporating an inset log-effect fire forms an attractive centrepiece to the room, whilst a double-glazed window to the front aspect allows natural light to fill the space. A generously sized understairs storage cupboard with internal lighting provides a practical addition to the room.

Kitchen: Stylishly appointed, the kitchen features a comprehensive range of dove-grey wall and base units complemented by slimline solid laminate worktops, matching splashbacks and an undermounted one-and-a-half bowl sink with integrated drainage grooves. Under-unit and plinth lighting enhances the contemporary finish, whilst the wood-effect Karndean flooring continues seamlessly from the living room. Integrated appliances include an eye-level double oven, fridge/freezer and an induction hob with extractor above, together with designated space and plumbing for a washing machine. Further features include a contemporary anthracite-grey vertical radiator and a Worcester combination boiler concealed within matching cabinetry, understood to be approximately three years old. Open access leads directly into the conservatory, creating a natural flow between the adjoining spaces.

Conservatory: Seamlessly connected to the kitchen, the conservatory forms part of an inviting and versatile living space at the heart of the home, comfortably accommodating both lounge and dining areas. Matching wood-effect Karndean flooring extends throughout, whilst a roof lantern and dual-aspect double glazing flood the room with natural light, creating a bright and airy atmosphere. Heating is provided by a 5kW balanced-flue gas radiator and an additional electric radiator, ensuring comfort throughout the seasons. Double-glazed sliding patio doors provide direct access to the rear garden, beautifully connecting indoor and outdoor living spaces. A further internal door leads into the adjoining garage/hobby room.

Garage: Accessed internally from the conservatory, the integral garage has been adapted to provide a versatile workspace, currently utilised by a home-based business. The space benefits from a range of fitted wall and base storage units, worktop space, electrical sockets and extensive overhead lighting, lending itself to a variety of uses, including a hobby room or workshop. Existing plumbing and waste connections have been retained, offering scope to incorporate a utility room should the incoming purchaser wish to do so.

Bedroom & Bathroom Suites: The first-floor landing provides access to three generously proportioned bedrooms, together with an airing cupboard housing the immersion heater. All three bedrooms benefit from built-in wardrobes, including two spacious double bedrooms, with the principal bedroom further complemented by a contemporary en-suite shower room. The en-suite is thoughtfully appointed with a tiled shower enclosure featuring a mains-fed shower, together with fitted vanity furniture incorporating a corner wash basin, concealed-cistern WC, countertop space and matching wall-mounted storage units. Serving the remaining bedrooms is a recently installed, stylish shower room comprising a double-width shower enclosure with a sliding glass door, electric shower and tiled surround. A contemporary vanity unit incorporates a wash basin with drawer storage beneath and an illuminated mirrored cabinet above. The suite is completed by a concealed-cistern WC, partially tiled walls and a heated towel rail.

A Garden to Enjoy: Beautifully landscaped for enjoyment and ease of maintenance, the rear garden features a generous paved terrace adjoining the conservatory, ideal for outdoor dining and entertaining. Arranged across gently tiered levels, the garden incorporates an artificial lawn, decorative gravel pathways with stepping stones and attractive raised planting beds hosting established shrubs, flowering plants and ornamental palms, all enclosed by contemporary fencing. Towards the rear is a timber shed, internally boarded and insulated with Celotex, benefiting from power and lighting. A further partially enclosed timber garden building with a pitched roof is currently used for storage, offering potential as a summerhouse or sheltered seating area. A paved side garden extends along the property, with a timber gate providing access to the frontage. Additional practical features include an outside water tap and electrical sockets.



Ground floor



Floor 1



Approximate total area(1)

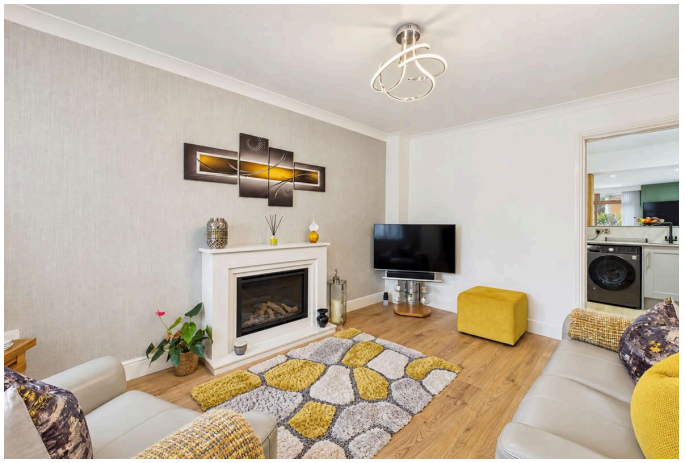
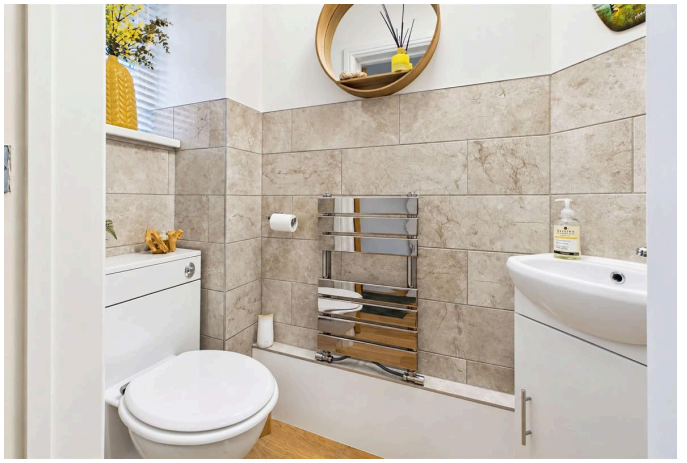
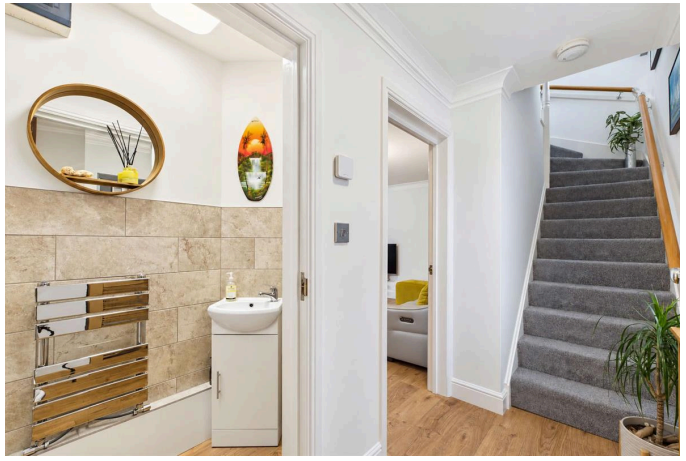
101 m²

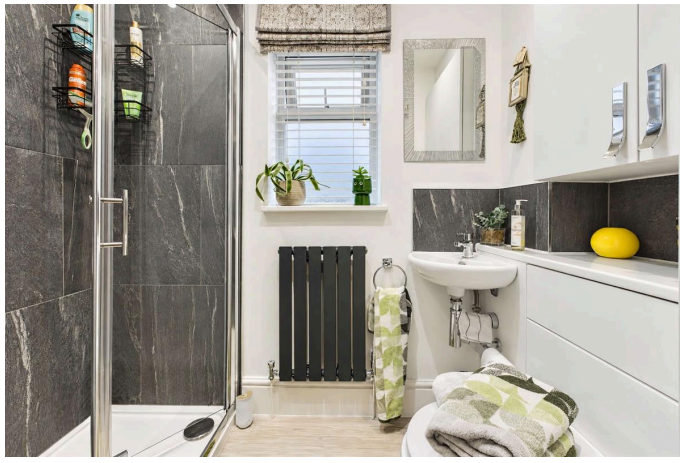
1087 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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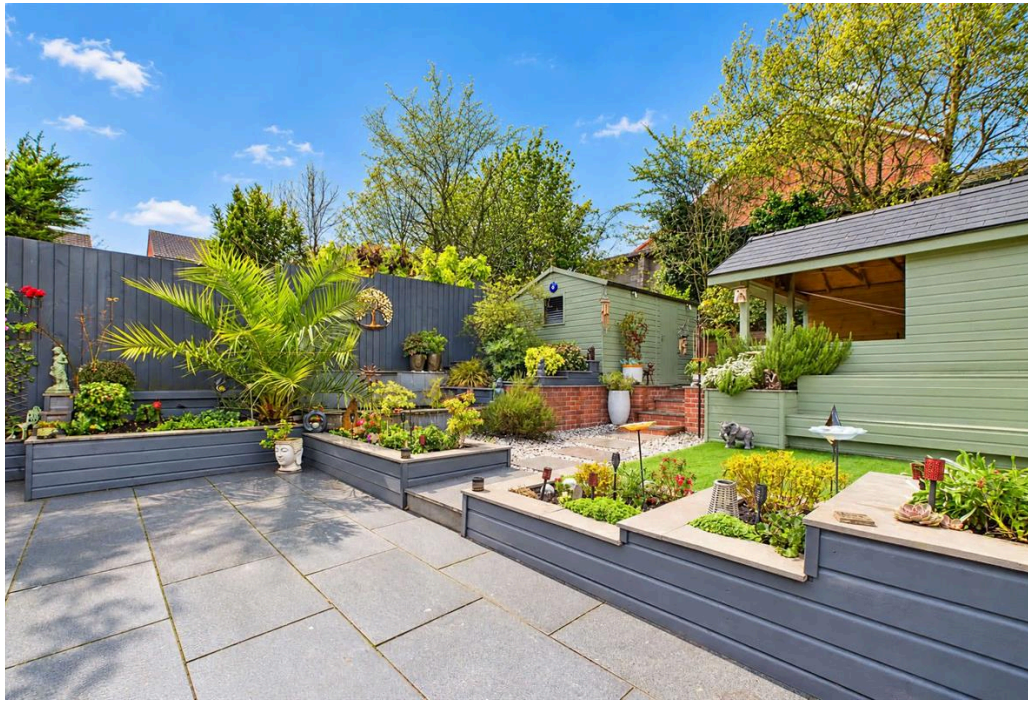



















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