



Laura Grove, Preston, Paignton, TQ3 1LN  
**Guide Price: £650,000    Tenure: Freehold**





# Laura Grove, Preston, Paignton, TQ3 1LN

A superbly spacious detached family home in a highly desirable location

- Immaculately presented detached dormer bungalow
- Fabulous sea views
- 4 Bedrooms
- 2 Reception rooms
- Superb kitchen/breakfast room opening onto the rear garden
- Family bathroom and a modern downstairs shower room
- Beautiful enclosed rear garden
- Large garage and additional parking
- Desirable residential location
- EPC - D / Council tax band - E



Located in the desirable area of Preston is this well presented 4 bedroom/2 reception room detached dormer bungalow, with 2 bath/shower rooms, a wonderful rear garden, a large garage, parking and sea views.

If you are looking for a superbly presented, detached family home with spacious living space then this could be the property for you! The accommodation briefly comprises of an entrance porch, entrance hall, a good sized lounge, a fabulous 5.8 metre kitchen/breakfast room with an excellent range of built in units with integrated appliances and features a central island which incorporates a breakfast bar and integrated cupboards. An internal door from the kitchen gives access to a larger than average garage where the current owners are using the bottom section of the garage as a utility area. There is a dining room located off the kitchen with French doors to the rear garden, this room could also be used as a play room if so desired. Also, on the ground floor, there is a lovely bay fronted bedroom with open views towards the sea. On the first floor there are 3 bedrooms, the master bedroom enjoying open sea views towards Torquay and Brixham. There is also a family bathroom fitted with a four piece suite.



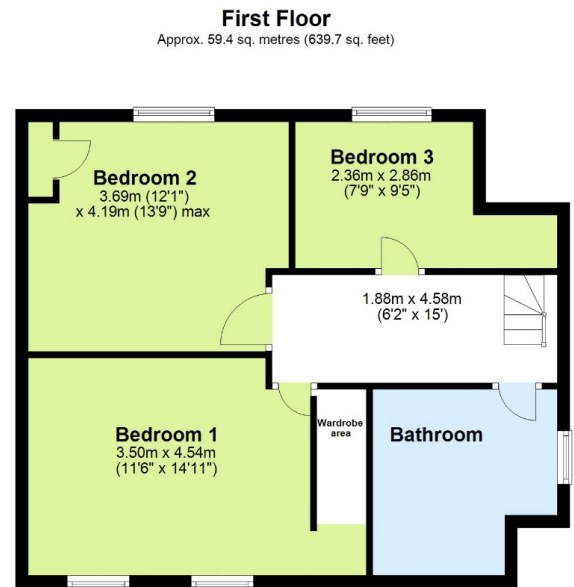
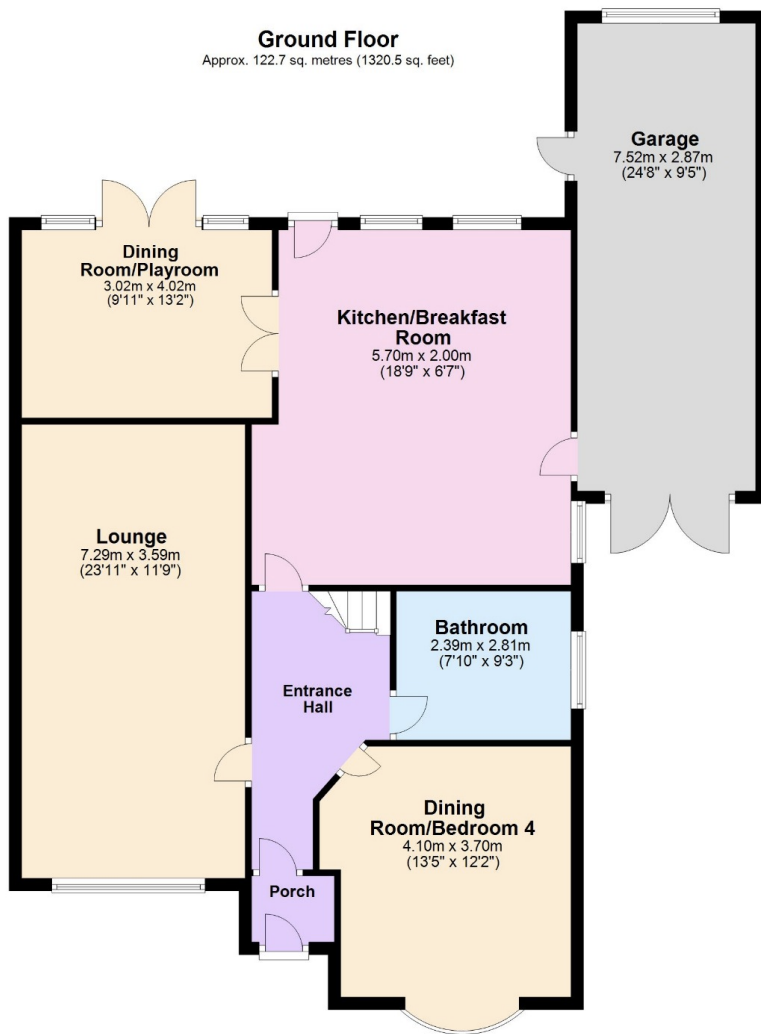
A main feature of this property is the lovely rear garden, which is mainly laid to lawn, but also has a spacious, paved terrace being ideal for outdoor entertaining and al fresco dining as well as a further raised patio area. The garden is enclosed by mature hedgerow, raised flower borders and panelled fencing. To the front of the property there is a block paved driveway and turning area, providing parking for several cars.

The property is situated in the sought after Lower Preston area, close to the parade of shops in Torquay Road to include Sainsburys & Tesco's sub supermarkets. The main number 12 bus service also runs through here with connections to Paignton & Torquay. Paignton's picturesque seafront is just 1/2 to 3/4 of a mile distance. Sought after Oldway Primary School is approximately 1/3 of a mile away. The property also has good access to the A380 ring road leading to Exeter and the M5 beyond.



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