



Ridgewater

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**6 Bedroom Detached House for Sale in Southfield Avenue,
Preston**

£775,000

DESCRIPTION

Welcome to this wonderful, CHAIN FREE extended 1930s detached family home, nestled in the sought-after area at the lower part of Southfield Avenue. You'll enjoy easy access to local shops, amenities, and the beautiful Preston beach.

This spacious family residence has been lovingly extended, providing exceptional living space over three floors. The property sits on a generous plot, thoughtfully landscaped to offer ample level garden areas.

Inside, the ground floor boasts inviting living spaces, including a cozy lounge, a formal dining room, and a spacious kitchen/breakfast room with a convenient utility room and cloakroom/WC. Upstairs, you'll find three generous double bedrooms, a separate WC, and a luxurious bathroom suite, all accessible from a central galleried landing. Another set of stairs leads to the second floor, which hosts three more double bedrooms, each with its own en-suite facilities. One of these even features a four-piece bathroom suite with a relaxing Jacuzzi bath.

From the front of the property, you'll be treated to lovely views over Paignton to the sea, with Oldway Mansion in sight.

Here's a brief overview:

- Substantial detached family residence
- 6 bedrooms (3 with en-suite facilities)
- Lounge
- Dining room
- Spacious kitchen/breakfast room
- Utility room
- Cloakroom/WC
- Luxury bathroom/WC in excess of 22' + further WC
- Good sized gardens
- Double garage

The accommodation with approximate dimensions] comprises:

Covered storm porch - Timber front door with glazed inset to

Entrance porch: 7'4 x 6'5 (2.24m x 1.96m). Built-in low level storage cupboards. Cloaks cupboard. UPVC double glazed window to side. Velux window to ceiling at rear. Pendant light point. Radiator. Wood block flooring. Timber door with obscure stained & leaded glazing and matching side panel, to

entrance hall: 13'4 plus door recess x 6'10 (4.06m x 2.08m). Coved & painted ceiling with inset halogen spotlights. Smoke detector. Picture rails. Stairs to first floor with understairs storage cupboard. Oak flooring with underfloor heating. Stripped timber doors with chrome fittings to

cloakroom/WC: 5'9 x 2'10 minimum (1.75m x 0.86m). Coved & painted ceiling with pendant light point. High flush WC. Recess with sink unit, tiled splashback & monobloc chrome mixer tap, and towel rail beneath. Obscure UPVC double glazed window to side Oak flooring with underfloor heating..

Dining room: 14' into bay x 13'3 (4.27m x 4.04m). Coved & painted ceiling with pendant light point. Picture rails. Three wall light points. UPVC double glazed window to side. UPVC double glazed bow window to front. Attractive period fireplace with inset living flame coal effect gas fire, granite hearth & painted timber surround. Recess with shelving & cupboards to either side of chimney breast. Oak flooring with underfloor heating.

Lounge: 17'11 into bay x 13'3 (5.46m x 4.04m). Coved & painted ceiling with pendant light point. Picture rails. Wall light point. UPVC double glazed window to side. UPVC double glazed bow window to front. Period log effect living flame gas fire with granite hearth & timber surround. Shelved recess with cupboards beneath to one side. TV aerial point, concealed speaker wiring, & coupling for wall mounted TV. Oak flooring with underfloor heating. Inset floor lighting.

Kitchen/breakfast room:

Breakfast area: 13'4 maximum x 10'2 (4.06m x 3.10m). Coved & painted ceiling with inset spotlights. Two wall light points. Timber double glazed French doors to side. Travertine tiled flooring with underfloor heating. Opening through to

Kitchen area: 22'10 x 10'2 (6.96m x 3.10m). Coved & painted ceiling with inset spotlights. Range of units with granite work tops. Inset stainless steel double sink with chrome mixer tap/detachable hose attachment. Built-in Rangemaster Toledo double oven & grill with five ring gas hob, electric hotplate & granite splashback. Extractor fan/light above. Built-in wine fridge with inset sink unit with detachable hose/mixer tap. Built-in Neff steam oven, microwave & coffee machine with plate warming drawer below. Integral dishwasher. Space for fridge/freezer. Peninsular breakfast bar. Timber French doors to outside. Two high level UPVC windows to rear. UPVC double glazed window to side. Travertine tiled flooring with underfloor heating. Door to

utility room: 7'5 x 6'6 (2.26m x 1.98m). Painted ceiling with spotlights. Work top to one wall. Plumbing & recess for washing machine & tumble dryer. Cupboard housing central heating boiler & hot water tanks. Travertine tiled flooring with underfloor heating.

First Floor

Galleried landing: 13'9 x 9'9 approximately (4.19m x 2.97m). Door & steps up to second floor accommodation. Painted ceiling with inset halogen spotlights. Picture rails. UPVC double glazed window to side. Storage cupboard. Stripped timber doors to

bedroom 1: 18'2 into bay x 13'4 (5.54m x 4.06m). Coved & painted ceiling with inset spotlights. Picture rails. UPVC double glazed bow window to front. Further UPVC window to side enjoying views over Paignton to the sea towards Oldway Mansion. Original tiled fireplace & hearth with timber surround. Radiator.

Bedroom 2: 14'6 (4.42m) into bay narrowing to 11'7 (3.53m) x 13'4 (4.06m). Coved & painted ceiling with inset spotlights. Picture rails. UPVC double glazed window to side with sea views. UPVC double glazed bow window to front again with views over Paignton to the sea. Original tiled fireplace & hearth with timber surround. Radiator.

Bedroom 3: 12'10 x 11'6 (3.91m x 3.51m). Currently used as an office.] Coved & painted ceiling with inset spotlights. Picture rails. UPVC double glazed window to side. Radiator. Underfloor heating.

Separate WC: 6'8 x 2'10 (2.03m x 0.86m). Coved & painted ceiling with inset spotlights. High flush WC. Obscure UPVC double glazed window to side. Radiator.

Family bathroom suite: Door from landing to Lobby area: 6'3 x 5'3 (1.91m x 1.60m). Storage cupboards to one wall. Opening out to the Bathroom area: 22'10 (6.96m) x

9'10 (3.00m) narrowing to 8'2 (2.49m). Painted ceiling with inset spotlights.

Travertine tiled flooring & walls with feature tiled wall to one end. Concealed lighting. Step up to free standing bath with chrome mixer tap/shower attachment. His 'n hers sinks with chrome fittings & mirrors/lights over. Low level WC with concealed cistern. Spacious tiled & glazed walk-in shower with chrome fittings & multi-jet shower. Ladder rack towel rail/radiator. Timber double doors & steps out to rear garden.

Second Floor

Landing: 6'6 x 4'7 (1.98m x 1.40m).

Painted ceiling with inset spotlights. UPVC double glazed window to rear. Radiator. Stripped timber doors to

bedroom 4: 13'1 (3.99m) maximum into bay x 12'6 (3.81m) narrowing to 9'8 (2.95m). Painted ceiling with inset spotlights. Smoke detector. Hatch to roof space. Two wall light points. UPVC double glazed dormer window to front with windows to either side enjoying views over Paignton to the sea. Built-in wardrobe. Shelved recess. Radiator. Door to

en-suite bathroom/WC: 8'1 x 6'1 (2.46m x 1.85m).

Painted ceiling with inset spotlights. Wall light point. Four piece white suite comprising whirlpool bath, glazed & tiled shower cubicle, pedestal wash basin, and close coupled WC. Tiled splashbacks. Recessed alcove with light above. Ladder rack towel rail/radiator. Obscure glazed uvc window to side. Tiled flooring with underfloor heating.

Bedroom 5: 13'1 (3.99m) x 14'3 (4.34m) maximum narrowing to 9'3 (2.82m). Painted ceiling with inset spotlights. Smoke detector. Two wall light points. UPVC double glazed window to dormer at front & porthole windows to either side providing sea views. Built-in wardrobe. Shelved recess. Radiator. Door to

en-suite shower room/WC: 9'2 x 3'3 (2.79m x 0.99m).

Part sloping painted ceiling with inset spotlights. Tiled & glazed shower cubicle with chrome fittings. Close coupled WC. Wall mounted wash basin. Chrome ladder rack towel rail/radiator. Obscure UPVC double glazing to side. Tiled flooring with underfloor heating.

Bedroom 6: 14'8 (4.47m) narrowing to 10'11 (3.33m) x 11'8 (3.56m) maximum. Painted ceiling with inset spotlights. Two wall light points. UPVC windows to extent of one wall & overlooking garden to the rear. Built-in wardrobes. Radiator. Door to

en-suite shower room/WC: 9'4 x 3'3 (2.85m x 0.99m).

Part sloping painted ceiling with inset spotlights. Tiled & glazed shower cubicle. Close coupled WC. Wall mounted wash basin. Chrome ladder rack towel rail/radiator. Obscure double glazed window to side. Tiled flooring with underfloor heating.

Outside

Front: At road level there is a good sized double garage bordered to one side by paved steps leading up to the property. The front garden is laid to high quality artificial lawn for ease of maintenance and paved pathway continues around to the side of the property giving access to the rear garden.

Double garage: Up & over door. Lights & sockets.

Rear: The rear garden has been finished to a high standard with wide Travertine paved steps leading up to two level terraces, the lower terrace being laid to patio and high quality artificial lawn with summerhouse, and steps leading down from the double doors in the master bathroom. The higher terrace is laid to stone paved patio with attractive balustrading and views over Preston to the sea. The rear

gardens offer an attractive space which is low in maintenance. On the top terrace is a 4kw Solar system.

EPC rating C

Council Tax F 2023/24 £3080.63

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PHOTOS





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