



**Brockhurst Park, Marldon – TQ3 1LB**

Guide Price **£700,000**

Paignton

ABSOLUTE



## Brockhurst Park

Marldon, Paignton

Located in a highly sought after village location and boasting serene countryside views, this superbly presented detached family house offers a harmonious blend of style, comfort, and functionality.

Stepping inside, you are greeted by the spacious and inviting interiors that define this impressive 5 bedroom property. The ground floor features 2 reception rooms, including a spacious lounge with a stylish bay and French doors leading to the rear garden. There is also a study and a downstairs cloakroom for added convenience. The spacious kitchen/breakfast room is fitted with an excellent range of integrated appliances, including a fridge, freezer, dishwasher, a range style oven with extractor hood over and a microwave. There is a separate utility room with a side door leading to the gardens. A good sized conservatory is located off the the kitchen enjoying the lovely views over the garden and the countryside beyond.

Ascending to the first floor, the property continues to impress with 5 well-appointed bedrooms, the spacious main bedroom has an excellent range of built in wardrobes and an en-suite shower room. Bedrooms two and three have a Jack & Jill en-suite shower room and there is also a family bathroom, along with a walk-in airing cupboard.



Conveniently located close to local amenities, this residence offers both privacy and accessibility, providing the ideal balance of rural living and urban convenience.

### **Garden**

The attractive rear garden offers an attractive paved patio, ideal for alfresco dining and entertaining. Beyond the patio is a laid to lawn garden with a colourful variety of flower beds. The rear garden enjoys a high degree of privacy and views over the fields, woodland and countryside beyond.

### **DOUBLE GARAGE**

### **DRIVEWAY**



# Brockhurst Park

Marldon, Paignton

The property is situated in the pretty South Hams village of Marldon bordering some of South Devon's most picturesque rolling countryside. Marldon is full of history and character and is well served by two good pubs, village shops, a post office, a well-regarded primary school, a church and a very active community hall hosting various clubs. Plenty of countryside walks around the area are right on the doorstep whilst the sandy beaches of Paignton are approximately 3 miles away and the picturesque village of Totnes is just over 5 miles away. The property gives excellent access to the Ring Road linking both nearby towns of Torquay and Newton Abbot.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

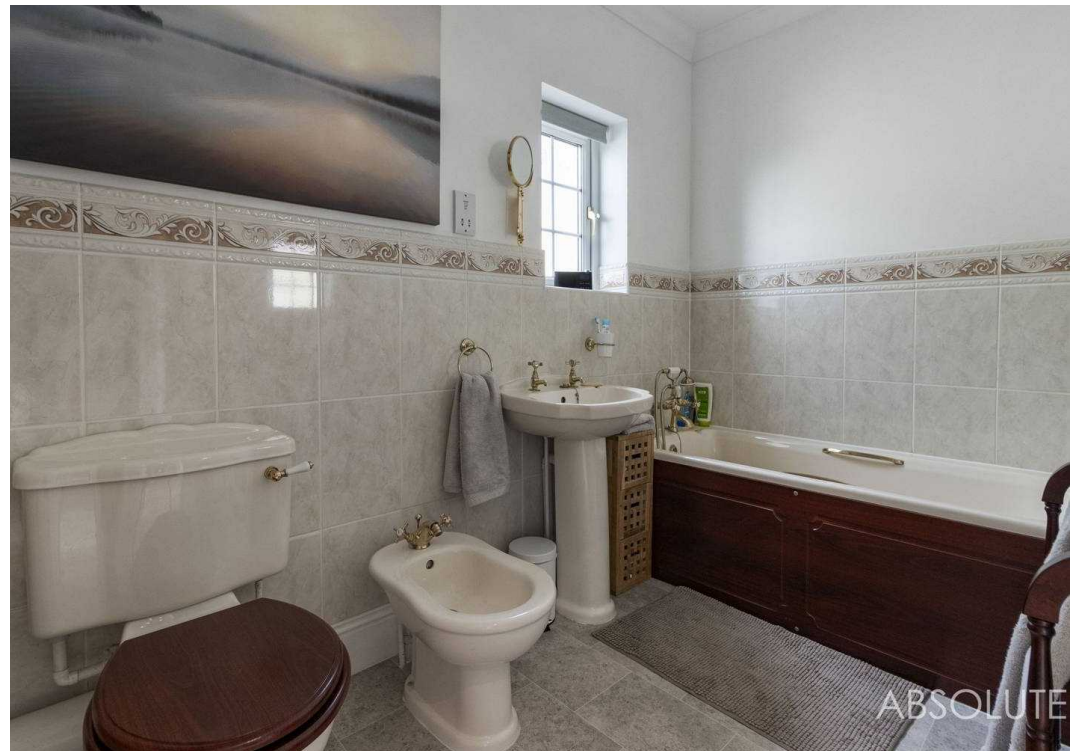
EPC Environmental Impact Rating: D

- Superbly presented detached family house
- 5 Bedrooms
- 2 Receptions rooms plus a study
- 2 En-suite shower rooms and a family bathroom
- Spacious kitchen/breakfast room with integrated appliances and separate utility room
- Downstairs cloakroom
- Rear Conservatory
- Double garage with internal door into property and driveway parking
- Attractive paved and lawned rear garden



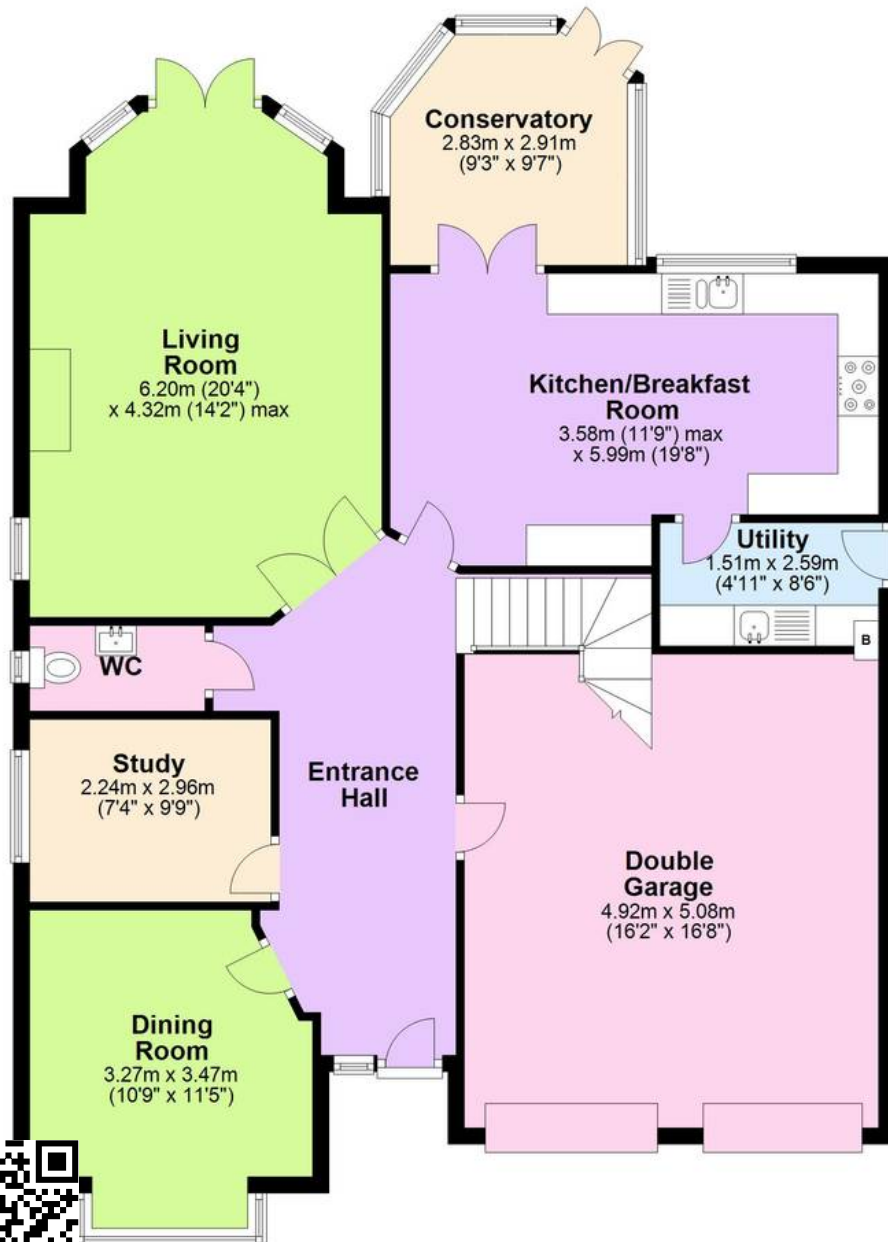


ABSOLUTE



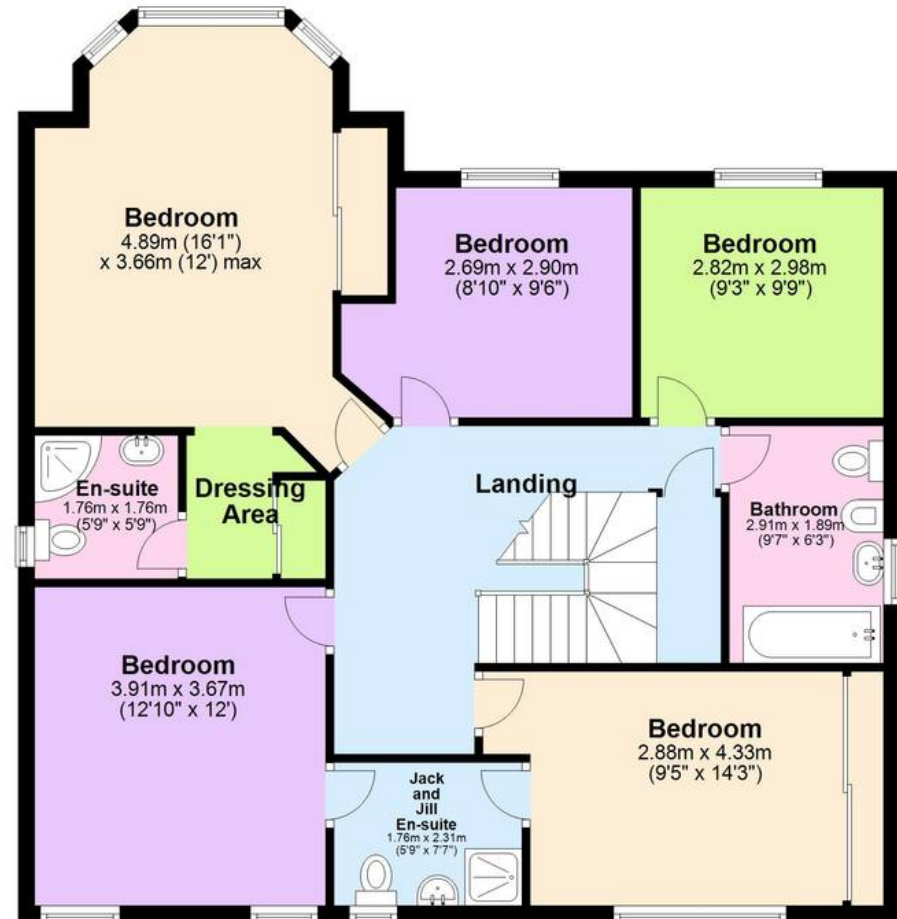
### Ground Floor

Approx. 119.8 sq. metres (1289.9 sq. feet)



### First Floor

Approx. 98.7 sq. metres (1062.0 sq. feet)



Total area: approx. 218.5 sq. metres (2351.9 sq. feet)

Approx  
Plan produced using PlanUp.





## Absolute Sales & Lettings

Absolute Sales & Lettings, 27 Hyde Road - TQ4 5BP

01803 890110

[paignton@movewithabsolute.co.uk](mailto:paignton@movewithabsolute.co.uk)

<http://www.movewithabsolute.co.uk>

