





3 The Paddock, Edginswell Lane

Torquay

Situated in a sought-after location, this superb and spacious modern five-bedroom detached residence offers the perfect blend of luxury and functionality.

The property boasts an impressive open plan living space, ideal for entertaining guests or relaxing with family. The quality modern fitted kitchen comes complete with built-in appliances, while a separate study/snug provides a quiet retreat for work or relaxation. Five well-proportioned bedrooms, two of which benefit from en-suite facilities, offer ample space for a growing family. A family bathroom/WC and downstairs cloakroom/WC cater to practicalities, while uPVC double glazing and an air source heat pump ensure energy efficiency throughout the home.

Outside, the property continues to impress with its thoughtfully designed and well-maintained outdoor spaces. The enclosed rear garden provides a private oasis for outdoor gatherings or simple relaxation under the sun. A double-width driveway and integral double garage offer ample parking for multiple vehicles, ensuring convenience for the homeowner and visitors alike.



The front garden, designed for easy maintenance, adds to the property's kerb appeal and creates a welcoming first impression. Whether enjoying a morning coffee on the patio or hosting a summer barbecue in the spacious garden, this property's outdoor spaces provide the perfect backdrop for creating lasting memories with family and friends.

Don't miss this opportunity to make this exceptional property your new home, where quality, comfort, and style come together seamlessly for modern living at its finest.

Front Garden

The front garden is laid to patio and stone chippings for ease of maintenance and is ideal for alfresco dining. It is enclosed by brick walling and timber fencing.

Rear Garden

The good size rear garden features a sunken seating area, patio with pergola and is laid largely to lawn. It is enclosed by timber fencing and benefits from outside lighting.



Double garage

The integral double garage has an electrically operated roller shutter door.

Driveway

To the front of the property there is a double width driveway which leads to the integral garage.

3 The Paddock, Edginswell Lane

Torquay

The property occupies a highly sought after residential position within close proximity to Torbay Hospital, both highly regarded Grammar schools and the ring road which connects to Newton Abbot, Exeter and beyond. There is also easy access to The Wren Retail Park and The Willows shopping precinct which offers a brilliant selection of supermarkets, home furnishing stores and more. The lively Torquay seafront, town centre and deep water marina are all within approximately 3 miles distance their enviable array of restaurants, bars, shops, facilities and amenities.

Council Tax band: F

Tenure: Freehold



ABSOLUTE





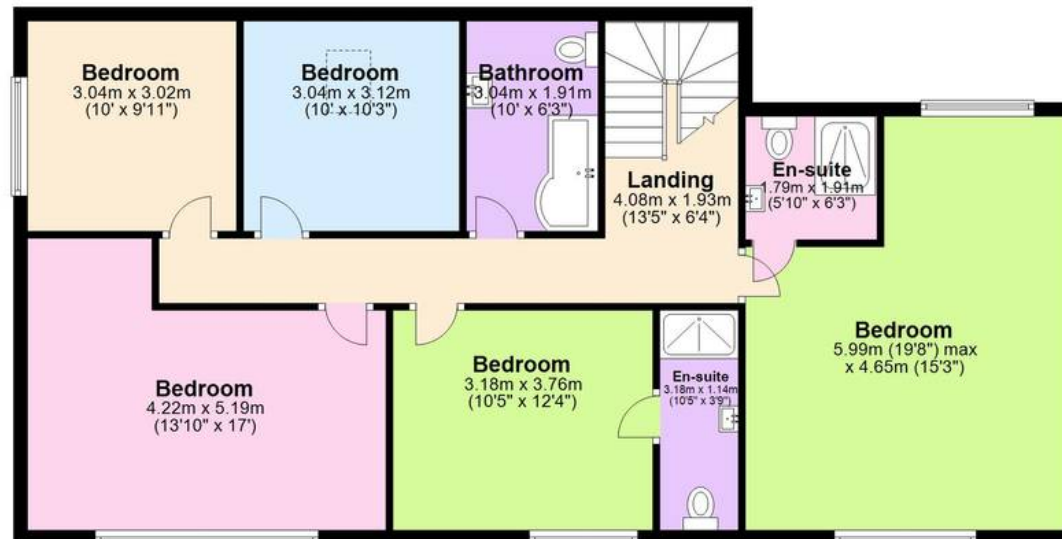
ABSOLUTE



Ground Floor
Approx. 108.2 sq. metres (1164.4 sq. feet)



First Floor
Approx. 104.2 sq. metres (1121.3 sq. feet)



Total area: approx. 212.4 sq. metres (2285.7 sq. feet)

Approx
Plan produced using PlanUp.

3 The Paddocks, Torquay





Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

torquay@movewithabsolute.co.uk

movewithabsolute.co.uk/

