



# 18 Lamma Lane

Preston, Paignton, Devon, TQ3 1PS



# 18 Lammas Lane

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**Detached Modern & Spacious Four Bedroom Family Home**  
**Popular Residential Location Close to Schools & Arterial Roads**  
**Kitchen/Breakfast Bar, Lounge, Snug & Sun Lounge**  
**Rear Garden, Bespoke Purpose Built Outside Bar/Recreation Room**  
**Large Driveway with Parking For 6 Cars & Two Garages**

## LOCATION

Situated in a popular residential area close to the busy suburb of Preston, with its selection of shops and local amenities and the beach. The area offers primary and secondary schools and easy access to the Torbay Ring Road. There is also a local bus service.

## DESCRIPTION

18 Lammas Lane is a modern and spacious family home. The property benefits from 3 large double bedroom, master being ensuite, and a standard double. The good size entrance hall provides access to the lounge, snug, sunroom, kitchen/breakfast room and cloakroom. The garden to the rear overlooks a wooded area and has a unique feature, the bespoke bar/recreation room, perfect for the English weather. The driveway to the front offers parking for circa 6 cars and access to two garages. The property must be viewed to fully appreciate what is on offers.

Ref No: 5044

£695,000 Freehold

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The property comprises:-

A composite front door with obscure glass panel opens to:-

## **HALL**

With limestone tiles and access to:-

## **LOUNGE**

Carpeted with windows to 2 sides, French doors through to the Sunroom.

## **SNUG**

With grey oak wood flooring. Open access to Sunroom.

## **DOWNSTAIRS CLOAKROOM**

## **KITCHEN**

With a range of quality wall and floor mounted cupboards, granite worktop incorporating breakfast bar, inset electric hob with exterior extraction unit, eye level integral Bosch microwave and oven. Integral dishwasher, 1 ½ sink unit with drainer, tiled splash back. Underfloor heating and wood effect floor tiles. Leading to:-

## **UTILITY ROOM**

Wall and floor mount cupboards, large sink with drainer, plumbing for washing machine and tumble dryer. Storage cupboard and access to side path leading to the driveway and garden.

## **SUNROOM**

Solid wood flooring, floor to ceiling windows to front and side, double door to garden.

From the hall stairs to:-

## **SPACIOUS LANDING**

Leading to:-

## **MASTER BEDROOM**

With rear aspect and ensuite shower room. Heated towel rail.

## **BEDROOM 2**

Large double with window to each side.

## **BEDROOM 3**

Large double with windows to 3 sides.

## **BEDROOM 4**

Standard double with rear aspect.

## **FAMILY BATHROOM**

With bathroom suite and separate shower cubicle. Heated towel rail.

## **LOFT**

Part boarded.

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## OUTSIDE

### DRIVEWAY

Brick paved offering parking for circa 6 cars.

### GARAGES

Two separate garages with up and over doors and electrical supply, housing the Worcester boiler.

### REAR GARDEN

Resin bond pathways providing access around the house. Artificial grass lawn.

### BAR/RECREATION ROOM

Bespoke purpose built room with exposed timber ceiling and wood & corrugated iron panelling, window to 3 sides, bar and electric supply.

## GENERAL INFORMATION

The property is fitted uPVC windows and external door and gas central heating.

### TENURE

Freehold.

### UTILITIES

The property is connected to all mains services.

### COUNCIL TAX BAND F

### EPC RATING C

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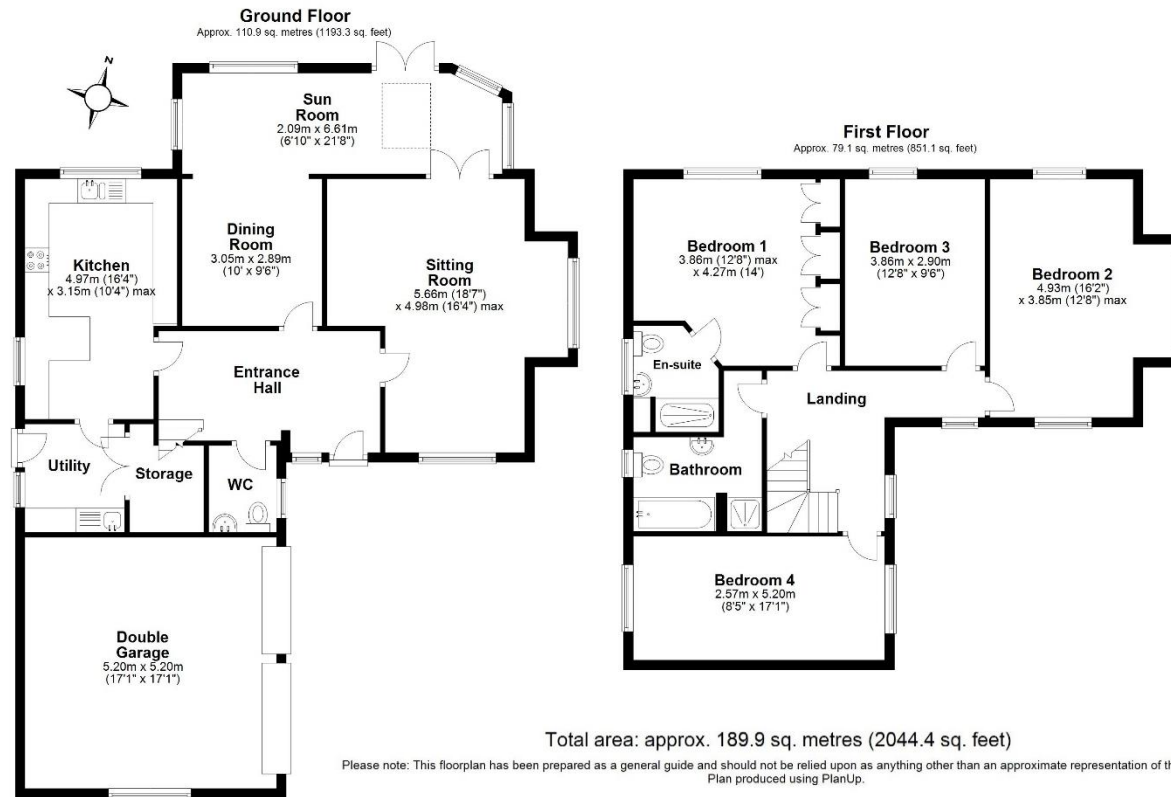






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