



Connells

Brownscombe Close
Marldon Paignton



Property Description

Situated within the sought-after Brockhurst Park development in the charming village of Marldon, this impressive five-bedroom detached home offers a superb lifestyle opportunity. Surrounded by picturesque countryside walks, the location combines rural tranquillity with everyday convenience. Within easy walking distance are local amenities including a convenience store, garage, post office, newsagents, hairdressers, and the popular Ye Olde Smokey House pub. The village also benefits from a well-regarded primary school, nearby secondary schooling options, a delightful church, and a vibrant village hall set alongside the much-loved Church House Inn.

Occupying a prime position at the head of a peaceful cul-de-sac, this beautifully presented executive residence enjoys a very sunny aspect with attractive views down the close, across open countryside, and even glimpses of the sea. Originally the development's show home, the property has been lovingly maintained by its original owner and remains in excellent condition throughout.

Designed to combine style with practicality, the home offers spacious and versatile accommodation ideally suited to modern family living. Its elegant interiors are complemented by a thoughtful layout that provides both comfortable everyday spaces and areas perfect for entertaining.

This exceptional property represents a rare opportunity to acquire a high-quality home in a desirable village, ideal as a family residence or a peaceful retreat.

On Entrance

Upon entering the property, you are welcomed into a bright, spacious and inviting entrance hallway. This space immediately sets the tone for the rest of the home, offering a sense of light and flow while providing access to the principal ground floor rooms and integral double garage. The hallway benefits from a central heating radiator, ample power points, a useful built-in storage cupboard, and stairs rising to the first floor.

Lounge

The main lounge is a superb reception room, perfectly positioned to enjoy views over the rear garden. Flooded with natural light via PVCu double glazed French doors set within a bay and complemented by additional side windows, this room provides an excellent space for relaxation and entertaining. A feature fireplace with gas fire creates a cosy focal point, while two central heating radiators and multiple power points ensure comfort and convenience.

Kitchen & Breakfast Room

At the heart of the home lies the spacious kitchen and dining room, designed with both family living and entertaining in mind. The dining area offers ample space for a table and chairs and benefits from PVCu double glazed French doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen itself is comprehensively fitted with a range of matching wall and base units, complemented by integrated appliances including two electric ovens, a five-ring gas hob with stainless steel extractor hood, fridge, freezer, and dishwasher. A one-and-a-half bowl stainless steel sink is inset into generous work surfaces, with plentiful power points and a TV aerial point enhancing everyday practicality.

Utility

Leading from the kitchen is a well-equipped utility room, providing additional storage and workspace. This room houses the gas boiler and offers space and plumbing for a washing machine, as well as space for a tumble dryer. A door provides direct access to the side of the property, making this an ideal area for busy family life.

Second Reception

Further enhancing the ground floor accommodation is a second reception room, currently used as a snug. Featuring a PVCu double glazed bay window to the front with pleasant views down the close, this room is perfect as a cosy retreat, playroom, or additional sitting room.

Study

A separate study offers an ideal home-working environment, complete with fitted desk and cupboards, power points, and a central heating radiator.

Cloakroom

Completing the ground floor is a convenient cloakroom, fitted with a close-coupled W.C., wash hand basin, central heating radiator, and an obscure glazed window for privacy.

First Floor Landing

The first floor continues to impress, accessed via a bright landing with PVCu double glazed window. The landing provides access to a large airing cupboard housing the hot water cylinder, power points, and a central heating radiator. There is also access to a boarded loft with lighting, offering excellent additional storage.

Master Bedroom & Ensuite

The principal bedroom is a generous and well-appointed space, enjoying views over the rear garden through three PVCu double glazed bay windows. This room benefits from a central heating radiator, ample power points, and a walk-in wardrobe area, leading through to a stylish en-suite shower room. The en-suite is fitted with a corner shower enclosure with mains shower, wash hand basin inset into fitted units, W.C., and an obscure glazed window.

Bedroom Two

Bedroom two is another spacious double room, enjoying distant sea views and countryside field views through two double glazed windows. This bedroom also benefits from its own en-suite shower room, featuring a large walk-in shower enclosure, wash hand basin with fitted units, W.C., central heating radiator, and obscure glazed window.

Bedroom Three

This is a spacious double bedroom enjoying front facing windows and providing excellent flexibility for family and friends. Central heating radiator and ample power points.

Bedrooms Four And Five

Both rooms are well proportioned and overlook the rear garden. Central heating radiator and ample power points.

Family Bathroom

The family bathroom completes the first floor accommodation and is fitted with a panelled bath with shower attachment, wash hand basin inset into fitted units, W.C., central heating radiator, and an obscure glazed window.

Outside

Externally, the property continues to impress. To the front is a brick-paved driveway providing off-road parking for three to four vehicles, alongside a gravel area with inset mature shrubs and bushes.

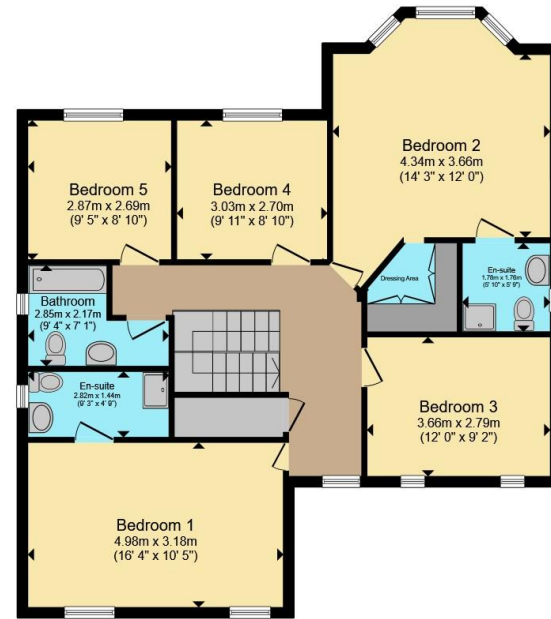








Ground Floor



First Floor

Total floor area 205.6 m² (2,213 sq.ft.) approx

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 Band: F

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