



22 James Avenue
Paignton TQ3 3LZ
£480,000

Winfields
Sales & Lettings



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Come and see this charming dormer bungalow tucked away on a quiet off-road just off Marldon Road. Perfect for families, it offers plenty of outdoor space, including a private gym and a relaxing hot tub—an ideal retreat in a peaceful neighbourhood.

- 4 Double Bedrooms
- 3 Bathrooms
- Hot Tub
- Sea Views

- Front and Rear Garden
- Private Driveway with Garage

Entrance Hall

The hallway features a sleek laminate-effect flooring that adds a modern touch with its warm, wood-like finish. The neutral-coloured walls create a light, airy atmosphere, providing a calm and welcoming environment. A set of stairs leads up to the first floor, their wooden balustrade matching the tone of the walls, adding a seamless flow to the space. To the front, a tiled area near the part-glazed front door offers a clean and practical solution for high-traffic areas. The door allows natural light to filter into the hallway, further brightening the space. Additionally, there is a convenient storage cupboard tucked away, perfect for stashing coats, shoes, or household essentials. The overall design is both functional and stylish, creating a perfect balance of form and practicality.

Lounge

20'11" x 11'4"

This modern lounge is a perfect blend of sophistication and comfort, featuring luxurious green walls that create a serene, inviting atmosphere. The rich, deep green tones evoke a sense of tranquility while adding a touch of elegance. The focal point of the room is the stunning bay window, which floods the space with natural light, offering sweeping views of the outdoors. Its expansive design creates a cozy nook, perfect for relaxing with a book or enjoying the scenery. Beneath the window, a sleek fireplace with a striking slate hearth adds warmth and charm. The fireplace's contemporary design complements the room's aesthetic, with its smooth lines and natural stone creating a harmonious contrast against the vibrant green walls. Plush furnishings, soft lighting, and tasteful accents complete this luxurious lounge, making it an ideal space for both relaxation and entertaining. Modern wall gold radiator compliments the aesthetic.

Kitchen / Breakfast Room

23'7" x 8'11"

Imagine stepping into a sleek, modern kitchen where every detail exudes elegance and functionality. The kitchen is designed with high gloss cabinetry in a soft, neutral grey palette—perhaps a combination of pristine white and muted grey tones, reflecting light and adding to the open, airy atmosphere. The White Glitter effect worktops are polished to perfection, with the cabinetry featuring clean lines and minimalist hardware for a seamless look. The glossy finish enhances the lightness of the space, making it feel expansive.

All appliances are state-of-the-art, built-in seamlessly to maintain the streamlined aesthetic. A professional-grade double oven, which includes an Air Fryer function, a sleek built in hob, and a large, integrated fridge-freezer blend effortlessly into the cabinetry, while a hidden dishwasher adds to the kitchen's clean look.

A stunning skylight overhead brings in abundant natural light, creating a sense of openness and allowing the beauty of the sky to become part of the room's atmosphere. The sunlight floods in, creating a warm and inviting ambiance.

Adjacent to the kitchen, a spacious family dining area offers ample seating, creating the perfect spot for family meals or entertaining guests. The dining space is harmoniously integrated into the kitchen, creating an open-plan layout that flows seamlessly.

Through large glass doors, the kitchen opens to the garden, with direct access that enhances the connection between indoor and outdoor living. Whether it's a patio or lush greenery, the garden feels like an extension of the space, offering views and fresh air, perfect for al fresco dining or enjoying morning coffee.

The overall design is sleek yet cozy, blending modern luxury with practical living, and every detail from the built-in appliances to the high-end finishes and thoughtful layout contributes to an environment that feels both functional and stunning.

Bathroom/Ground Floor

This modern bathroom exudes a sleek and sophisticated vibe, with a carefully curated design that combines contemporary style with practical luxury. The focal point is the freestanding bathtub, beautifully illuminated by soft underlighting, casting a serene glow on the floor beneath. The walls are adorned with crisp, white bevelled metro tiles, their glossy surface reflecting light and enhancing the room's sense of space. Above, stunning downlights are strategically placed in the ceiling, offering a warm, even glow that highlights the room's features.

The bathroom also boasts a heated towel rail, sleek and minimalistic in design, providing both a functional and stylish touch. The tiled flooring adds an elegant texture to the space, with subtle tones that complement the overall color palette. Every detail, from the choice of lighting to the clean lines of the design, creates an atmosphere of relaxation and refinement, making this bathroom the perfect retreat.

Bedroom 3

11'0" x 10'9"

A modern double bedroom with a glazed window over the front of the property and the front garden creates a serene and airy atmosphere. The glazed windows are large, allowing natural light to flood the room and offering a beautiful view of the front garden. The walls are painted in a soft, neutral colour, complementing the natural light and making the room feel fresh and inviting.

Bedroom 4 / Office

13'1" x11'1"

The bedroom, now repurposed as an office, has a cozy yet functional atmosphere. The walls are painted in a calm, neutral colour creating a tranquil environment for work. The large windows let in ample natural light, making the room feel bright and airy. Through the windows, you can see the well-maintained rear garden, lush with greenery. The floors are carpeted in a neutral tone, contributing to the room's warm, inviting vibe. Patio doors lead out to the vibrant, yet peaceful rear garden.

Master Bedroom with En-Suite

16'5" x 11'10"

This modern master bedroom offers a serene and stylish retreat, designed with a mix of contemporary aesthetics and thoughtful functionality. The room features a calming palette, with deep blue walls that evoke a sense of tranquility and relaxation. Large windows overlook a peaceful rear garden, inviting natural light into the space while providing a beautiful view of the outdoors.

The ensuite bathroom boasts luxurious marble-effect tiles that create a sophisticated, spa-like atmosphere. The combination of soft, natural hues in the tiles and the bold blue walls creates an elegant balance between comfort and refinement.

A Velux skylight installed in the En-Suite bathes the room in abundant natural light, giving the space an airy and open feel. The walk-in wardrobe, neatly tucked away off to one side, offers ample storage and easy access to your clothing, combining style and practicality.

Together, these elements make the bedroom a luxurious and cozy sanctuary, perfect for relaxation and privacy.

Family Bathroom

Imagine a modern family bathroom that exudes a clean, sleek, and stylish atmosphere. The walls are adorned with marble-effect panels. These panels stretch from floor to ceiling, creating a seamless and timeless look.

Soft LED lighting is carefully integrated into the design with strips along the wall adding a warm,

ambient glow.

The floor is covered in durable laminate, designed to mimic the look of natural wood. The light, neutral tones of the laminate flooring complement the marble-effect walls, contributing to a soothing, cohesive feel throughout the space. It's both practical and stylish, offering warmth underfoot while being easy to maintain.

A Velux window sits high on the ceiling, allowing natural light to flood the bathroom during the day. This skylight not only brightens the room but also provides a view of the sky, creating an open and airy feeling. The window helps to ventilate the space, keeping the room fresh and reducing humidity. The overall design is contemporary, with clean lines, subtle textures, and a sense of tranquillity, a perfect blend of modern luxury and functionality for a family bathroom.

Bedroom 2

12'9" x 11'9"

The double bedroom features a contemporary design with modern finishes that create a soothing and inviting atmosphere. The room is carpeted, with a subtle hue that complements the calming tones of the walls. The walls are painted in a rich, muted shade of green, creating a serene and tranquil environment, perfect for relaxation. Large windows overlook a peaceful rear garden, allowing natural light to flood the room and offer beautiful views of the greenery outside. The room's modern accents and carefully chosen colours combine to make it both comfortable and elegant.

Rear Garden

Nestled at the back of the home, the rear garden offers a serene and inviting retreat, perfect for both relaxation and entertainment. A spacious patio area, paved with warm-toned stone tiles, extends from the house, providing ample space for outdoor dining and lounging. The focal point of the garden is a luxurious hot tub, strategically placed to offer ultimate privacy while allowing for stunning views across the local reservoir. Surrounded by a lush landscape of well-maintained greenery and vibrant flowers, the garden feels like an extension of nature itself. The reservoir, just beyond the garden's borders, creates a tranquil backdrop with its green fields and feeling of space. Whether you're enjoying a peaceful soak in the hot tub under the stars or hosting friends on the patio, the blend of nature, comfort, and picturesque scenery makes this garden a true sanctuary.

Rear Garden Room

This charming rear garden room is a versatile space, perfect for a variety of uses. Equipped with electricity, it offers a practical environment for both work and play. Whether you're looking for a peaceful home office to focus and be productive or a well-equipped gymnasium to stay fit, this room delivers. The bright, airy atmosphere is enhanced by large windows, providing plenty of natural light, making it an ideal setting for inspiration and relaxation.

Its sturdy construction and electrical capabilities ensure that you can easily set up your desired equipment, whether it's for work or exercise. The room could also double as a cozy summer house, offering a tranquil retreat where you can unwind or entertain guests in style. Surrounded by the beauty of your garden, this space seamlessly blends functionality with comfort, giving you a private, flexible area to suit your lifestyle.

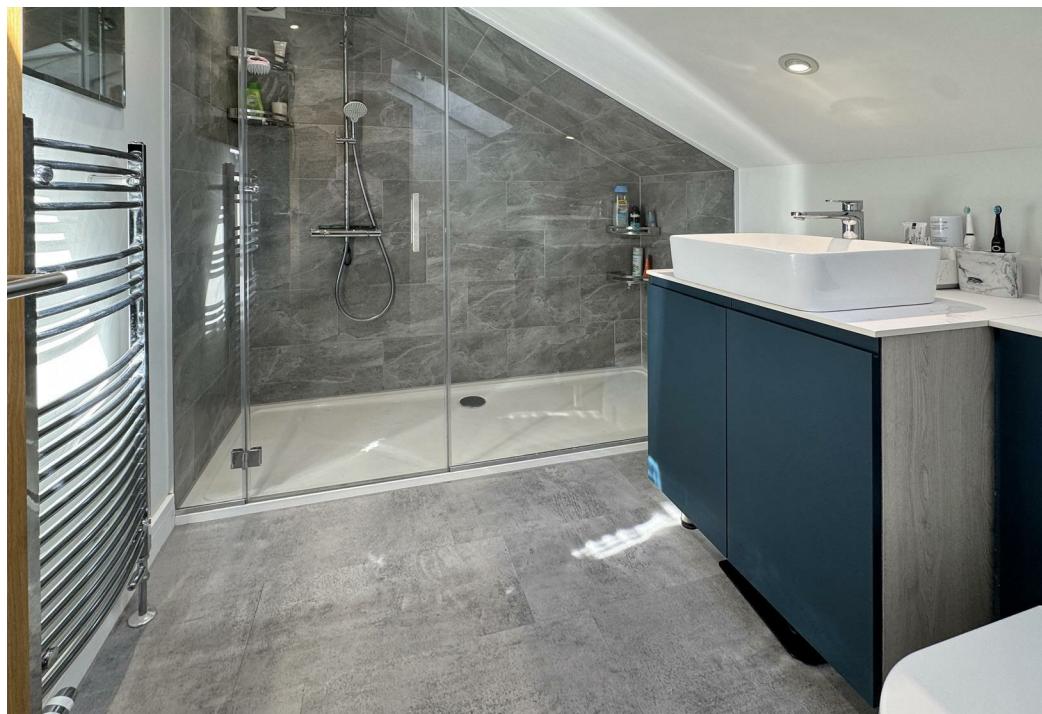
Front Garden and Driveway

This charming front garden features neatly manicured lawned areas, complemented by lush shrubs and vibrant flower borders that add color and texture. A spacious block driveway offers parking for up to three cars, providing both functionality and curb appeal. The combination of greenery and well-planned landscaping creates a welcoming and attractive exterior.

Garage

This extended single garage offers even more space for storage and includes an electricity supply for added convenience. The expansion provides additional room for organization, while still housing the boiler, making it a practical and functional area for both storage and utility needs. Ideal for keeping your belongings organized and accessible, while offering easy access to essential home systems.





FLOOR PLAN & E.P.C.



TOTAL FLOOR AREA: 1905 sq ft. (177.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	88	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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