



31 Windmill Avenue
Paignton TQ3 1BS
£340,000

Winfields
Sales & Lettings

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**** Stunning 5-bed home in immaculate condition, perfect for modern family living. ****

- Private Off Road Parking
- Immaculate Throughout
- Balcony
- Enclosed Front And Rear Garden

Kitchen

13'9" x 11'4"

Step into this spacious modern kitchen, thoughtfully designed for both functionality and contemporary style. The space is anchored by a generous array of maple-effect wall and base units, offering an abundance of storage while adding a warm, natural tone to the room. These are beautifully complemented by sleek black marble-effect worktops, creating a striking contrast and a luxurious, polished look.

A tasteful mosaic tile splashback runs the length of the work surfaces, adding texture and visual interest. Central to the workspace is a single drainer stainless steel sink, fitted with a chrome mixer tap, seamlessly combining form and function.

The kitchen is fully equipped for modern living, featuring an American-style fridge freezer, an integrated dishwasher, and a powerful 5-ring SMEG gas hob with a double oven beneath—ideal for both everyday meals and entertaining. A stylish overhead cooker hood efficiently extracts steam and cooking odours, ensuring the space remains fresh.

Underfoot, the room is finished with a durable and elegant grey marble-effect lino flooring, tying the design together with a cohesive, modern feel. The kitchen is bathed in natural light thanks to large PVC windows overlooking the front of the property, enhancing the open, airy atmosphere.

A unique highlight of this kitchen is the under-stair dog home, cleverly built into the layout for your four-legged friend's comfort. Above it, an integrated storage cupboard maximizes the use of space without compromising the clean lines of the kitchen design.

This kitchen effortlessly blends high-end finishes with practical design, making it a welcoming heart of the home.

Dining Room

7'9" x 11'4"

This light and airy Dining Room enjoys a bright and welcoming atmosphere, enhanced by dual aspect windows that offer lovely views to both the front and side of the property. Natural light floods the space throughout the day, creating an ideal setting for family meals or entertaining guests. The room features sleek laminate flooring that adds a modern touch and is easy to maintain. Discreet built-in storage cupboards provide practical space for household items and house a brand new boiler, neatly tucked away without compromising the room's clean aesthetic.

Lounge

23'10" x 9'0"

The property boasts a generously proportioned lounge that spans the full length of the home, offering an impressive sense of space and flow. A large sliding patio door opens directly onto a balcony with a dedicated seating area, ideal for outdoor relaxation or entertaining. From here, you can enjoy peaceful views of the natural rear garden, currently left to thrive in its wild state, adding a serene backdrop to the living space.

The room is bathed in natural light thanks to multiple windows overlooking both the rear and side aspects of the property. Newly laid grey laminate flooring runs throughout, providing a modern and stylish foundation, while neutral-toned walls enhance the sense of brightness and versatility. A part-glazed, patterned window offers a charming visual connection through to the hallway, adding character and a touch of traditional detail to the otherwise contemporary setting.

Bathroom

11'6" x 7'4"

This spacious bathroom combines modern elegance with functionality, creating a relaxing, spa-like experience. A generous corner bathtub with sleek, curved edges and neutral tiles forms the centerpiece, perfect for unwinding. A

stylish corner shower with clear glass enclosure preserves the open feel, illuminated by a warm shower light. Opposite, a crisp white basin with chrome faucet sits atop a minimalist vanity, complemented by a matching white toilet. Neutral tones, clean lines, and sophisticated fixtures make this bathroom both practical and inviting.

Bedroom 1

15'4" x 8'10"

This spacious master bedroom is both comfortable and well-designed, making it ideal for everyday living. Finished with neutral carpets, it offers a calm and versatile setting that suits a range of personal styles and furnishings.

The room features a built-in wardrobe, providing convenient and practical storage while helping to keep the space organised and uncluttered.

Situated at the rear of the property, the bedroom enjoys a peaceful outlook over the surrounding woods – perfect for those who value privacy and a quiet environment. Natural light enters through a rear-facing window, creating a bright and welcoming atmosphere throughout the day. Whether you're looking to create a restful retreat, a stylish personal space, or a practical bedroom, this room offers an excellent foundation.

Bedroom 2

11'10" x 8'2"

This spacious double bedroom enjoys a charming sea view, offering a subtle touch of coastal beauty from the comfort of your own home. Located at the rear of the property, the room also benefits from large windows that overlook peaceful woodland, allowing an abundance of natural light to pour in and enhancing the tranquil atmosphere.

Built-in wardrobes provide convenient storage, helping to keep the space tidy and uncluttered. Soft, neutral tones throughout create a warm and welcoming feel, while a comfortable double bed completes the room—making it a perfect blend of everyday comfort and nature-inspired calm.

Bedroom 3

10'6" x 7'11"

This cosy double bedroom boasts a large front-facing window that fills the space with natural light, creating a bright and airy atmosphere.

The room's generous layout offers ample potential for furnishing, with enough space to comfortably fit a double bed, wardrobes, and a desk or dressing table. The front window enhances the room's inviting ambience, making it an ideal spot for work, study, or relaxation. Neutral tones and a well-proportioned design allow for versatile styling to suit your personal needs.

Bedroom 4

13'6" x 8'1"

Bedroom 4 is a spacious double room located at the front of the property, featuring built-in wardrobes that provide ample storage while maintaining a clean and uncluttered look.

The room is decorated in soft, neutral tones, creating a calm and welcoming atmosphere that suits a variety of styles. Large windows allow natural light to fill the space, enhancing its airy feel. This well-appointed bedroom offers both comfort and practicality, making it an ideal personal retreat within the home.

Bedroom 5 / Lower Lounge

13'2" x 8'8"

Versatile Lower Ground Room – Ideal for Teenage Retreat or Self-Contained Annex

This spacious lower level room is currently used as a comfortable second lounge, providing the perfect private retreat for a teenager. Bright and welcoming, it benefits from natural light via windows overlooking the rear, creating a pleasant and functional living space.

Offering excellent flexibility, the room could easily be converted into a self-contained studio annexe. A rear door opens directly onto the courtyard, providing an independent entrance—ideal for extended family, guests, or even rental potential. The space is conveniently connected to a shower room and offers scope for installing a compact kitchenette, making it a truly adaptable addition to the home.

Downstairs Shower Room

5'8" x 5'6"

This small downstairs bathroom offers a practical and stylish space, featuring a sleek white basin and a modern shower. Finished in neutral tones, it creates a clean, fresh, and calming atmosphere—perfect for guests or everyday use. Despite its compact size, the layout is well-designed to maximise comfort and functionality.

Utility Area - L Shaped

8'8" x 10'5"

This bright and versatile L-shaped utility room on the ground floor is a perfect blend of practicality and style, designed to meet the demands of everyday household tasks while adding a splash of personality through its vibrant blue accent wall.

The L-shaped layout maximizes the use of space, providing ample room for storage, laundry, and other utility functions with ease, making it an essential and highly functional part of the home. Its generous size and adaptable configuration mean it can handle busy family life without compromising on aesthetics or convenience. Additionally, this utility room offers exciting potential for conversion into a self-contained annex kitchen, adding further value and flexibility to the property.

Lower Hallway

14'11" x 4'10"

Tucked-away Downstairs Office with Conversion Potential

Neatly situated on the lower ground floor and accessed via a stylish modern spiral staircase, this discreet office space offers a quiet and practical work environment—ideal for remote working, creative pursuits, or focused study.

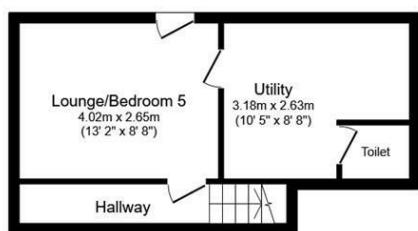
Thoughtfully positioned away from the main living areas, it ensures both privacy and a sense of separation. With clever reconfiguration, the space also presents excellent potential for additional storage or even partial conversion to support an annexe layout—making it a valuable asset for growing households or those seeking flexible accommodation solutions.

Solar Panels

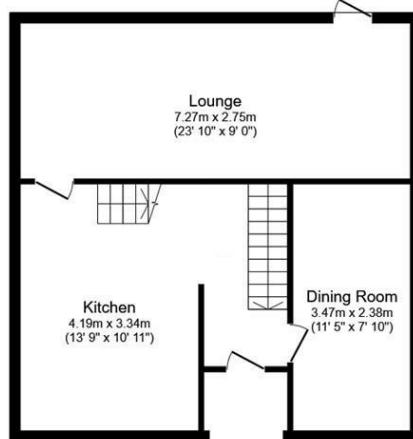
The property also benefits from fully owned solar panels, offering excellent energy efficiency. These panels are enrolled in a Feed-in Tariff scheme, providing the added advantage of quarterly income payments—an attractive feature for long-term savings and sustainability.



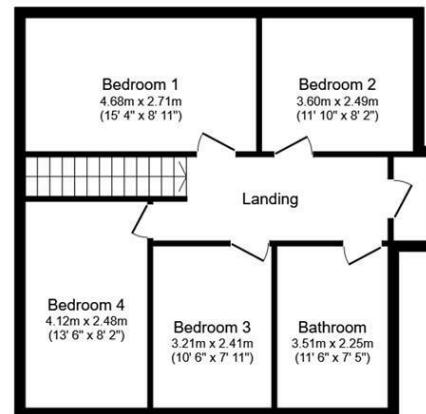
FLOOR PLAN & E.P.C.



Lower Ground Floor
Floor area 29.7 sq.m. (320 sq.ft.)



Ground Floor
Floor area 65.0 sq.m. (700 sq.ft.)



First Floor
Floor area 60.9 sq.m. (655 sq.ft.)

Total floor area: 155.6 sq.m. (1,675 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		



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