



30 Cadewell Park Road

Torquay, Torquay

The property offers a fantastic flow throughout and is particularly well suited to those who enjoy entertaining, thanks to the abundance of living space across the ground floor. A wonderfully welcoming reception hallway sets the tone on arrival, with attractive herringbone flooring continuing through into the stunning kitchen family room. The main lounge is a large and inviting space, centred around a log-burning stove, while wooden bi-fold doors provide the option to open the room into the rear extension or close it off for more cosy evenings.

To the rear, the heart of the home is without doubt the beautifully arranged kitchen extension, combining everyday practicality with sociable open-plan living. This superb space incorporates a snug area with bi-fold doors to the garden, a large central island with breakfast bar, wine fridge and excellent built-in storage, together with a larder area offering further storage, twin ovens, an induction hob, Belfast sink, and a light-filled dining area with additional bi-fold doors opening out to the rear garden.

Part of the original garage has been cleverly adapted to provide a separate utility room and cloakroom/WC, while the remaining section continues to offer useful storage.

Upstairs, the principal bedroom is a generous and bright room overlooking the rear garden and is served by a stylish modern en-suite. There are four further bedrooms, making the property ideal for growing families, guest accommodation or those working from home, alongside a contemporary main bathroom suite.



Garden

Outside, the rear garden has been designed with ease of maintenance in mind, enjoying a sunny position and providing an excellent space for both relaxation and entertaining. A low-level patio creates the perfect setting for outdoor dining, lounging and summer barbecues, while a raised lawn adds further family-friendly outside space.

DRIVEWAY

3 Parking Spaces



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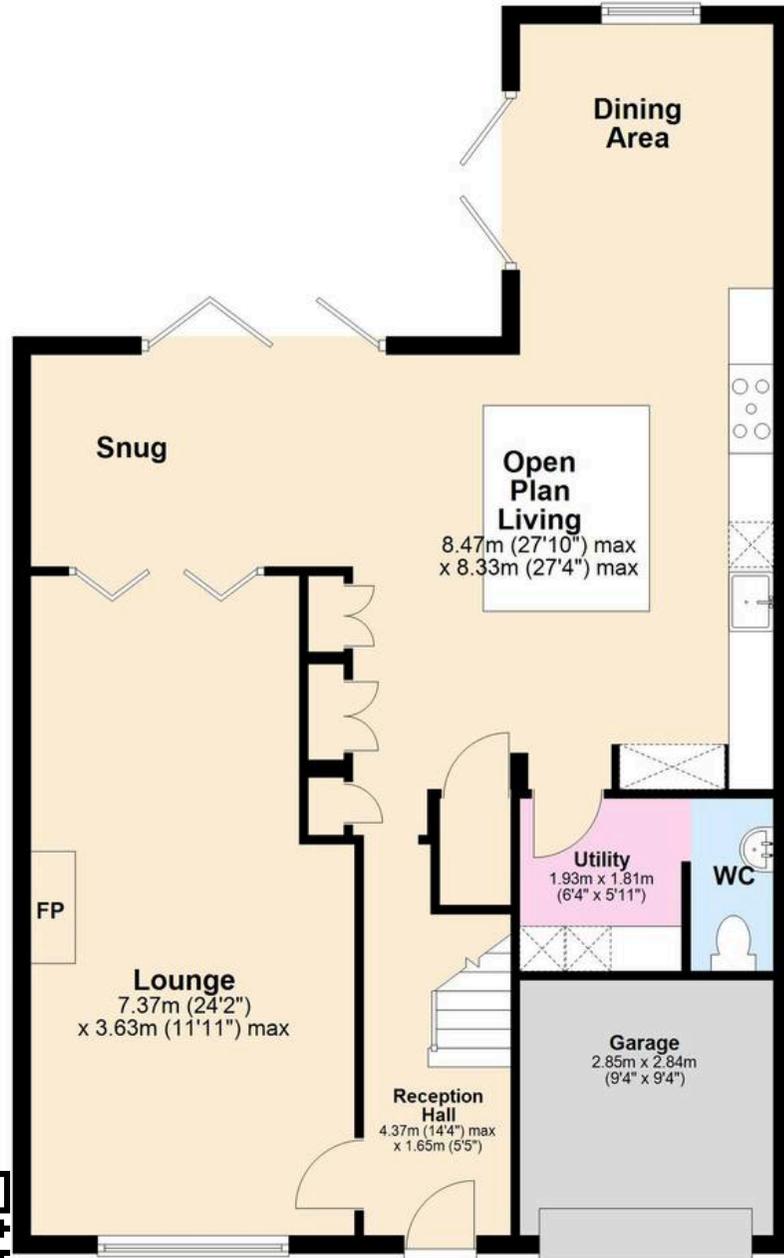
Cadewell Park Road sits within the popular Cadewell/Shiphay side of Torquay, a well-established residential area that works particularly well for families and buyers wanting day-to-day convenience. The position gives easy access to local shopping parades, schools, Torbay Hospital, bus services and road links, while still being within comfortable reach of Torquay town centre, seafront and wider English Riviera coastline. For green space, the area is especially appealing. The green at Cadewell Park Road is recognised as an important local open space, and nearby Kitson Park provides a useful everyday park for families, with children's play facilities and open areas to enjoy. A little further afield, Victoria Park in Chelston offers a larger community green space with play equipment and informal recreation space, while Sherwell Park is another well-kept public park popular for sitting, walking through and enjoying a more established setting. In terms of convenience shopping and local amenities, the property is well placed for the Cadewell Lane shops, including the Co-op on Cadewell Lane and the nearby Shiphay Collaton Post Office. The wider Shiphay area is popular because it gives residents access to useful everyday facilities without needing to head into the town centre for essentials. Torbay Hospital is also close by, which is a major local employer and an important practical benefit for many buyers.



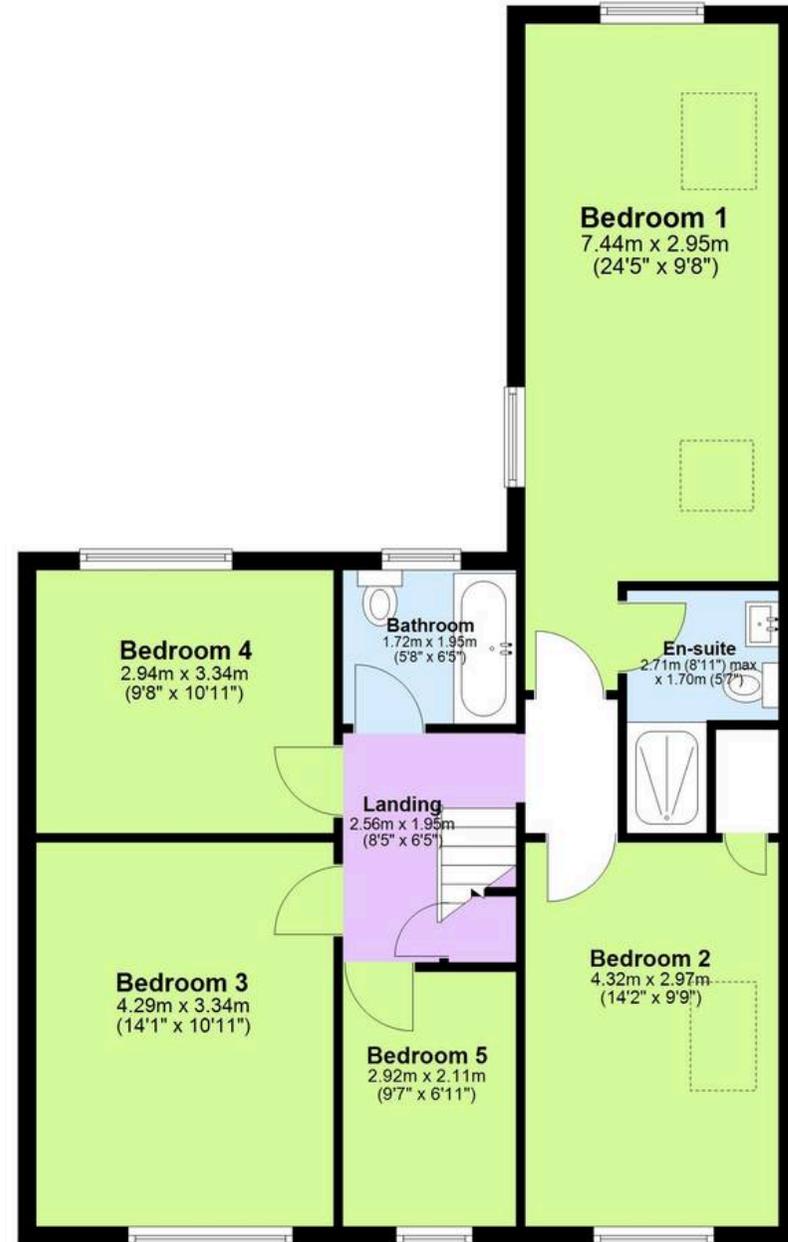




Ground Floor
Approx. 92.0 sq. metres (989.7 sq. feet)



First Floor
Approx. 80.4 sq. metres (865.2 sq. feet)



Total area: approx. 172.3 sq. metres (1854.9 sq. feet)



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