



ABSOLUTE



4 Kensey Close

Torquay

A welcoming reception hallway provides an immediate sense of space upon entering the property with a useful study area currently arranged as a library. A ground floor shower room/WC adds practicality for modern family living and an area to shower after using the pool facilities. The principal reception room is an impressive extended sitting room enjoying excellent proportions and centred around a feature fireplace. Large sliding patio doors provide a seamless connection to the rear terrace and pool area creating an ideal environment for both everyday living and entertaining.

A separate formal dining room offers ample space for family gatherings and special occasions. Buyers may also appreciate the opportunity to combine the dining room and kitchen, subject to any necessary approvals, creating a substantial open plan kitchen, dining and family space to suit modern lifestyles.

The kitchen is fitted with an extensive range of units and work surfaces providing excellent storage and preparation space. Positioned adjacent to the dining room it offers excellent future potential whilst remaining perfectly functional in its current form.

The first floor provides well balanced accommodation with five bedrooms. The principal suite enjoys a dressing area, en-suite facilities and distant sea views to the rear. Four further bedrooms provide excellent flexibility for family occupation, guests or home working. A family bathroom/WC serves the remaining bedrooms.



Outside the rear garden has been designed with entertaining and ease of maintenance in mind. A substantial raised terrace spans the rear of the property creating an excellent space for outdoor dining and relaxation whilst overlooking the swimming pool below. The heated outdoor pool is powered by a dedicated gas boiler and forms a standout feature of the property and creates a unique lifestyle opportunity rarely found within this location. The surrounding gardens are predominantly hard landscaped with artificial lawn sections allowing maximum enjoyment with minimal upkeep.

To the front a driveway provides off road parking and leads to the integral double garage with electric up-and-over doors, offering excellent storage and workshop potential.

Overall this is a substantial detached family home offering excellent space, flexibility and future potential within one of Torquay's established residential locations.



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Situated within the highly sought-after Wellswood district of Torquay, Kensey Close enjoys a peaceful residential setting whilst remaining conveniently close to a wealth of local amenities. The nearby Wellswood Village provides an excellent selection of independent shops, cafés, restaurants, a pharmacy, post office and everyday conveniences, creating a thriving community feel. Residents can also enjoy easy access to the stunning South West Coast Path, with nearby beauty spots including Anstey's Cove, Meadfoot Beach and Hope's Nose, all offering spectacular coastal walks and breathtaking sea views. The Willows retail district is within easy reach, offering an extensive range of national retailers including Marks & Spencer, Sainsbury's, Boots, Next and Costa Coffee, alongside a variety of independent businesses. Torbay Hospital is also conveniently located nearby, making the area particularly popular with healthcare professionals and families alike. Families are exceptionally well catered for, with a number of well-regarded schools within the locality, including Barton Hill Academy, Shiphay Learning Academy and Torquay Academy, together with the highly respected Torquay Boys' Grammar School and Torquay Girls' Grammar School. Torquay town centre, harbour and marina are only a short drive away, providing a wider range of shopping, dining and leisure facilities.

Council Tax band: F

Tenure: Freehold





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Ground Floor

Approx. 124.4 sq. metres (1339.2 sq. feet)



First Floor

Approx. 80.1 sq. metres (862.3 sq. feet)



Total area: approx. 204.5 sq. metres (2201.6 sq. feet)



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