



## Wimpole Road, Fairfield, TS19 7LR

This extended four bedroom detached house, complete with a detached double garage and south-west facing garden, occupies a good position in a cul-de-sac in Fairfield.

The spacious ground floor features a hallway leading to the lounge, dining room, and an extended kitchen fitted with shaker-style units and integrated appliances, including an oven and electric hob. At the rear, the family room benefits from a sunny aspect and opens onto the rear garden through French doors. A convenient downstairs WC completes the layout.

Upstairs, the master bedroom features a dressing room and en-suite shower room, while the remaining three bedrooms share a family bathroom equipped with an electric shower over the bath. The property is warmed by combi gas central heating and benefits from double glazing throughout.

Externally, the front offers a lawned garden and a long, double width block paved driveway, providing ample off-road parking and access to the detached double garage with electric doors. The rear garden features a lawn, patio, and mature shrubbery, offering a a good degree of private outdoor space.

Ideally positioned near reputable primary and secondary schools, this family home is within easy reach of local shops, amenities, and the A66, ensuring excellent transport links for commuting.

Asking Price £305,000



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## HALL

## LOUNGE

11'11" x 19'4" (3.63m x 5.89m)

## KITCHEN

18'1" x 10'2" (5.51m x 3.10m)

## DINING ROOM

12'9" x 8'10" (3.89m x 2.69m)

## FAMILY ROOM

11'6" x 16'1" (3.51m x 4.90m)

## CLOAKROOM/WC

6'5" x 3'4" (1.96m x 1.02m)

## LANDING

## MASTER BEDROOM

10'2" x 12'1" (3.10m x 3.68m)

## DRESSING ROOM

6'6" x 10'2" (1.98m x 3.10m)

## EN-SUITE

3'3" x 8'9" (0.99m x 2.67m)

## BEDROOM TWO

12'1" x 10'10" (3.68m x 3.30m)

## BEDROOM THREE

13'1" x 6'11" (3.99m x 2.11m)

## BEDROOM FOUR

12'4" x 6'11" (3.76m x 2.11m)

## BATHROOM

8'10" x 6'3" (2.69m x 1.91m)

## AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



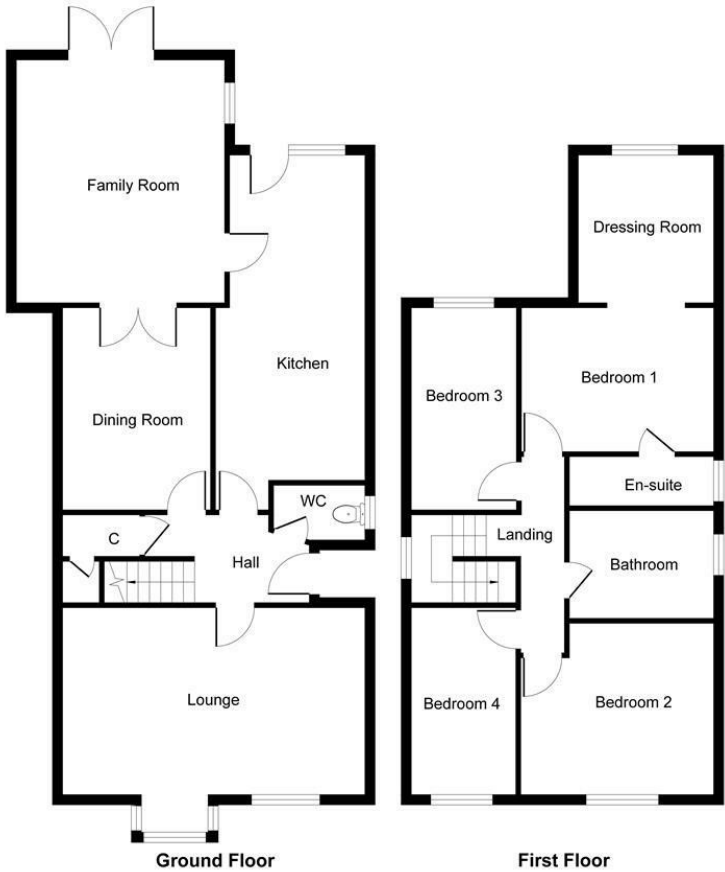
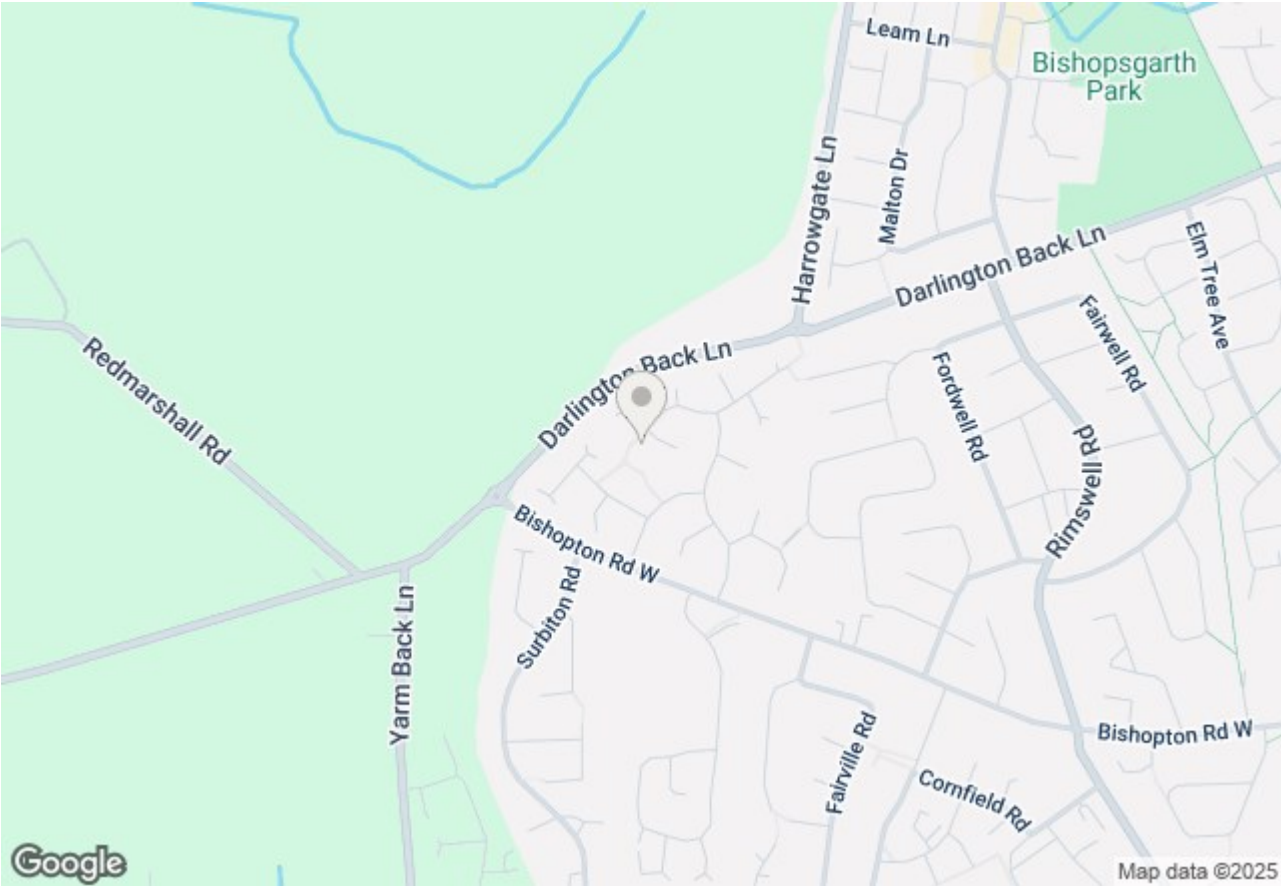


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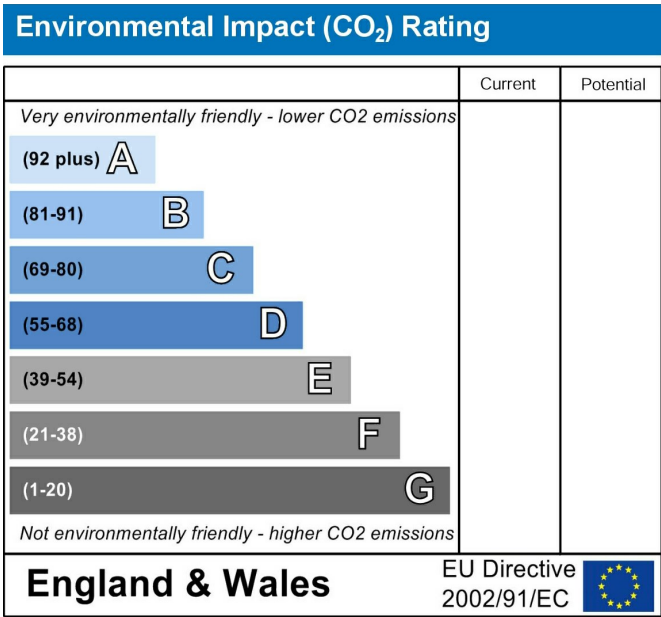
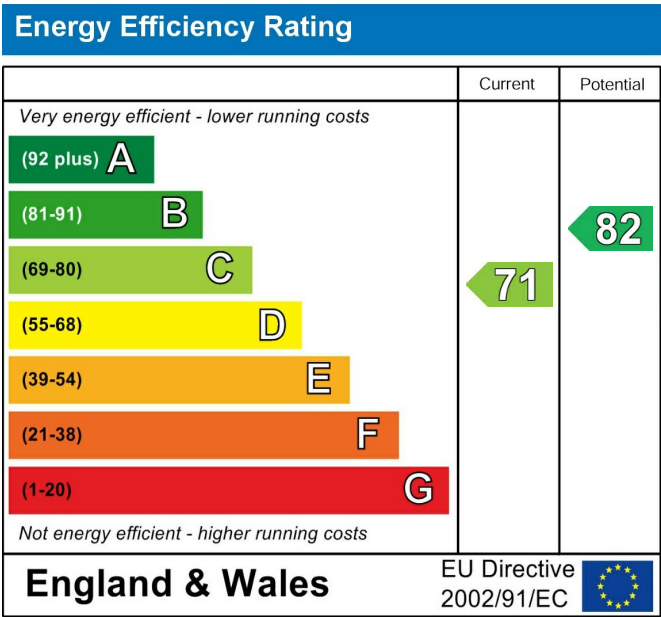


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VIEWING  
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