



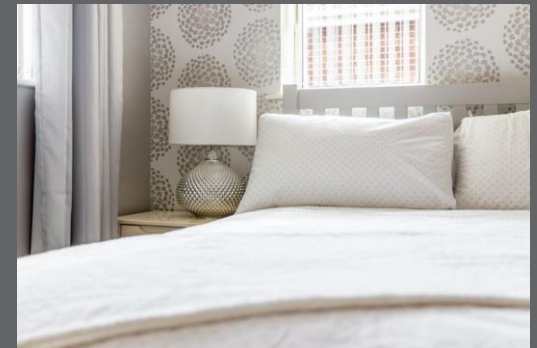
69 Baywood Avenue

'Immaculately presented throughout' may be an overly used term in estate agency but nonetheless it is certainly a very apt description when it comes to this three bedroom family home on Bayswood Avenue.

The owners have chosen light, neutral colours through both floors and have succeeded in emphasising the natural light of the property which as a result also feels very contemporary. The ground floor includes an updated kitchen together with a separate dining room, a generous utility room and a conservatory. There are three good size bedrooms and the family bathroom occupying the first floor and in keeping with the presentation throughout, the bathroom has been updated with a lovely white vanity suite and a concealed-flush WC.

Outside, there are attractive established gardens to the front and rear, a generous driveway and an attached garage.

- Three Bedroom Detached Family Home
- Immaculately Presented Throughout
- Separate Dining Room, Conservatory & Utility
- Generous Driveway and Attached Garage
- Modern Fitted Kitchen and Updated Bathroom
- uPVC Double Glazing & Gas-Fired Central Heating
- Tenure: Freehold. EPC 'D 62'. Council Tax 'B'.







Entrance via a canopy porch and uPVC obscure-glazed door into the **Entrance Hall** - Having stairs to the first floor with understairs cupboard, radiator and doors arranged off to:

Lounge 4.72m x 3.36m – The lounge enjoys a double aspect with uPVC window overlooking the front and a further window to the side, radiator, dado and feature fireplace with marble style insert and electric flame effect fire.

Kitchen 4.26m x 2.70m - The kitchen has uPVC window overlooking the rear garden and has fitted units comprising a range of contemporary cupboard and drawers to both base and eye level, including deep pan drawers and with work surfaces over. Inset one-and-a-half bowl sink/drainers with single lever mixer tap, integral four ring Neff hob with extractor canopy over and an oven and grill below.

Utility 4.24m x 1.66m – The utility features a continuation of the tiled floor, fitted cupboards with spaces for washing machine, dishwasher and fridge. The utility also has a radiator and uPVC doors to both the front and rear gardens. An arch from the kitchen leads through to the dining room.

Dining Room 2.73m x 2.72m – Having radiator and a further arch through to the conservatory.

Conservatory 3.81m x 2.85m – Of brick and uPVC construction, the conservatory is a lovely size and has uPVC French doors to the side and a further uPVC door to the rear. There are also two radiators and 2 wall lights.

First Floor Landing – With uPVC window, loft access, radiator and doors arranged off to:

Bedroom One 3.98m x 2.96m – Bedroom one is a generous double bedroom and enjoys a double aspect with two uPVC windows to the front and a further window to the side. Built-in two-door wardrobe unit, radiator.

Bedroom Two 2.85m x 2.85m – Bedroom two has uPVC window to the front aspect and an over-stairs airing cupboard which also houses the Worcester gas-fired central heating boiler.

Bathroom – The bathroom is another highlight, comprising a contemporary white suite of P-shape panel bath with mixer tap, vanity basin with mixer tap and cupboards below and a concealed flush WC. Tiled floor and wall tiling.

Bedroom Three 2.72m x 2.74m – With two uPVC windows to the rear aspect and radiator.

Outside

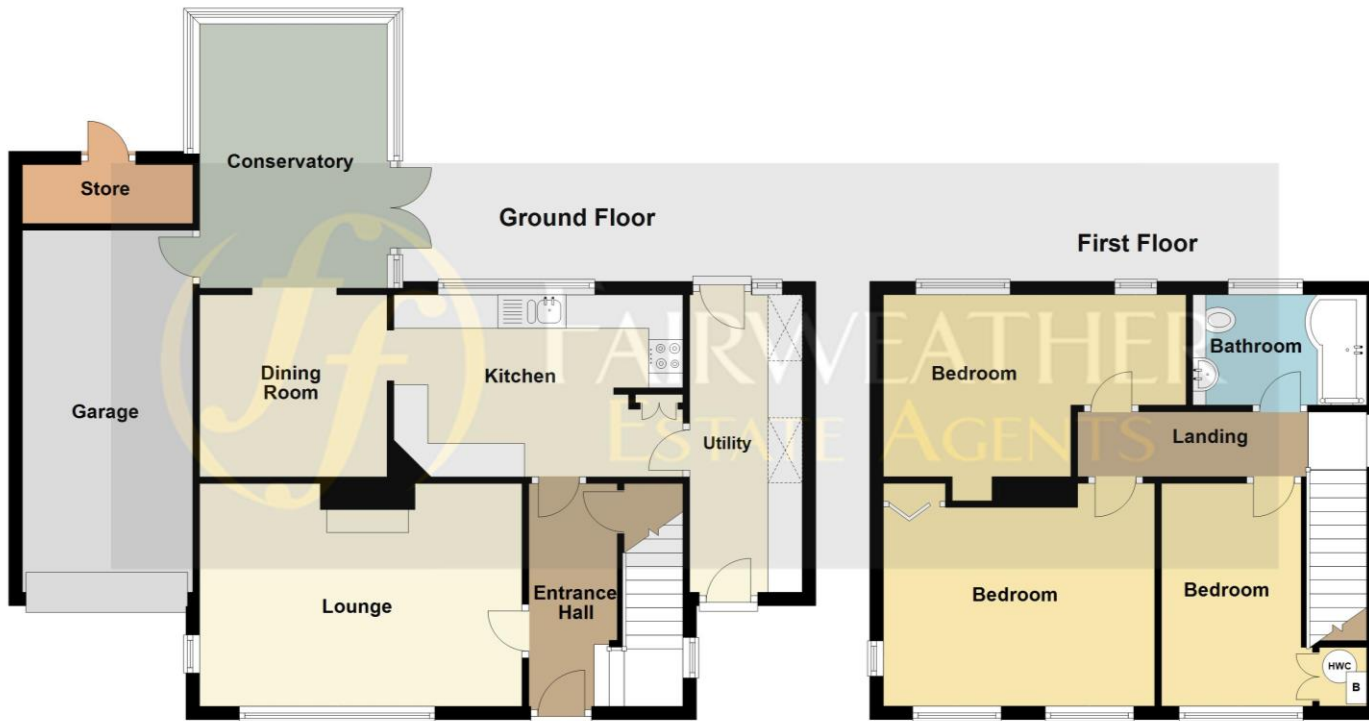
The property is approached over a generous driveway on the left, which extends up to the **attached garage** and as a footpath to the main canopy porch. A footpath on the right hand side also leads up to the front and alongside the property to the utility room entrance. As can be seen from the photo's both the front and rear gardens have been exceptionally well maintained.

The front garden has been mainly laid to lawn, shaped and interspersed with plants and shrubs. The rear of the property features a lovely painted decking area off the conservatory and a garden of shaped lawn and patio/gravel area's bordered with hedging and panel fencing. There is also exterior lighting front and rear.









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