



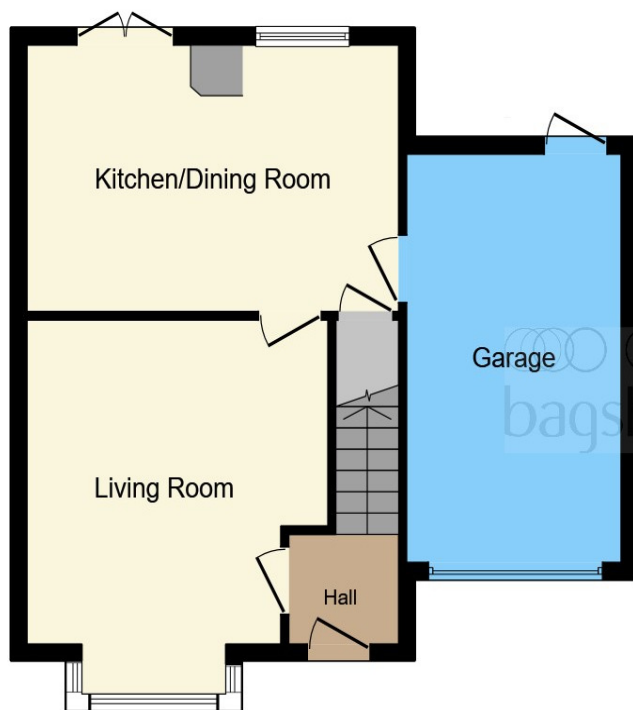
Timbersbrook Close, Oakwood Derby DE21 2BW

welcome to

Timbersbrook Close, Oakwood Derby

Spacious 3-bed detached home in Oakwood with large driveway, open-plan kitchen diner, tiered garden with garden room, and treehouse. Ideal for first-time buyers or upsizers, with potential to extend. Sold with no upward chain.

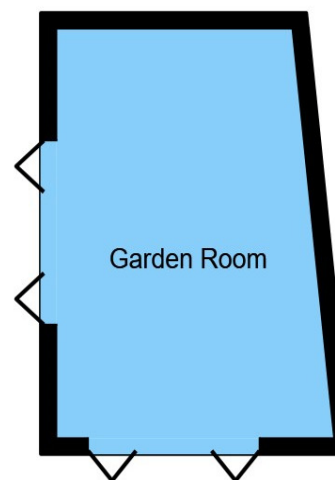




Ground Floor



First Floor



Outbuilding

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

welcome to

Timbersbrook Close, Oakwood Derby

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious 3-bedroom detached home
- Large driveway with ample parking

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price

£240,000

Welcome to Timbersbrook Close, Oakwood, a charming and versatile 3-bedroom detached home perfect for first-time buyers or those looking to upsize. Set on a generous plot with a large driveway, this property offers both comfort and potential in equal measure. Step inside to a welcoming entrance hall leading to a bright front lounge, complete with a large bay window that fills the space with natural light. To the rear, the heart of the home awaits, a spacious open-plan kitchen diner with double doors opening onto the garden, ideal for entertaining or relaxed family living. There's also convenient internal access to the garage. Outside, the tiered garden is a true lifestyle feature. A large patio area is perfect for summer gatherings, while the impressive garden room with bifold doors, power, and lighting offers year-round usability, whether as a home office, gym, or creative studio. On the upper tier, a balcony-style patio provides elevated views and a peaceful retreat, complete with a charming treehouse for added fun. Upstairs, you'll find two generous double bedrooms, a comfortable single bedroom, and a modern three-piece bathroom suite. With no upward chain and scope to extend (subject to planning), this home is ready for its next chapter. Whether you're starting out or growing your family, Timbersbrook Close offers space, style, and endless possibilities.



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY121010



Property Ref:
DBY121010 - 0002

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