



- Detached Family Home
- Very Well Presented Throughout
- 16'4 Lounge & 17'10 Kitchen Diner
- Surprisingly Large Plot

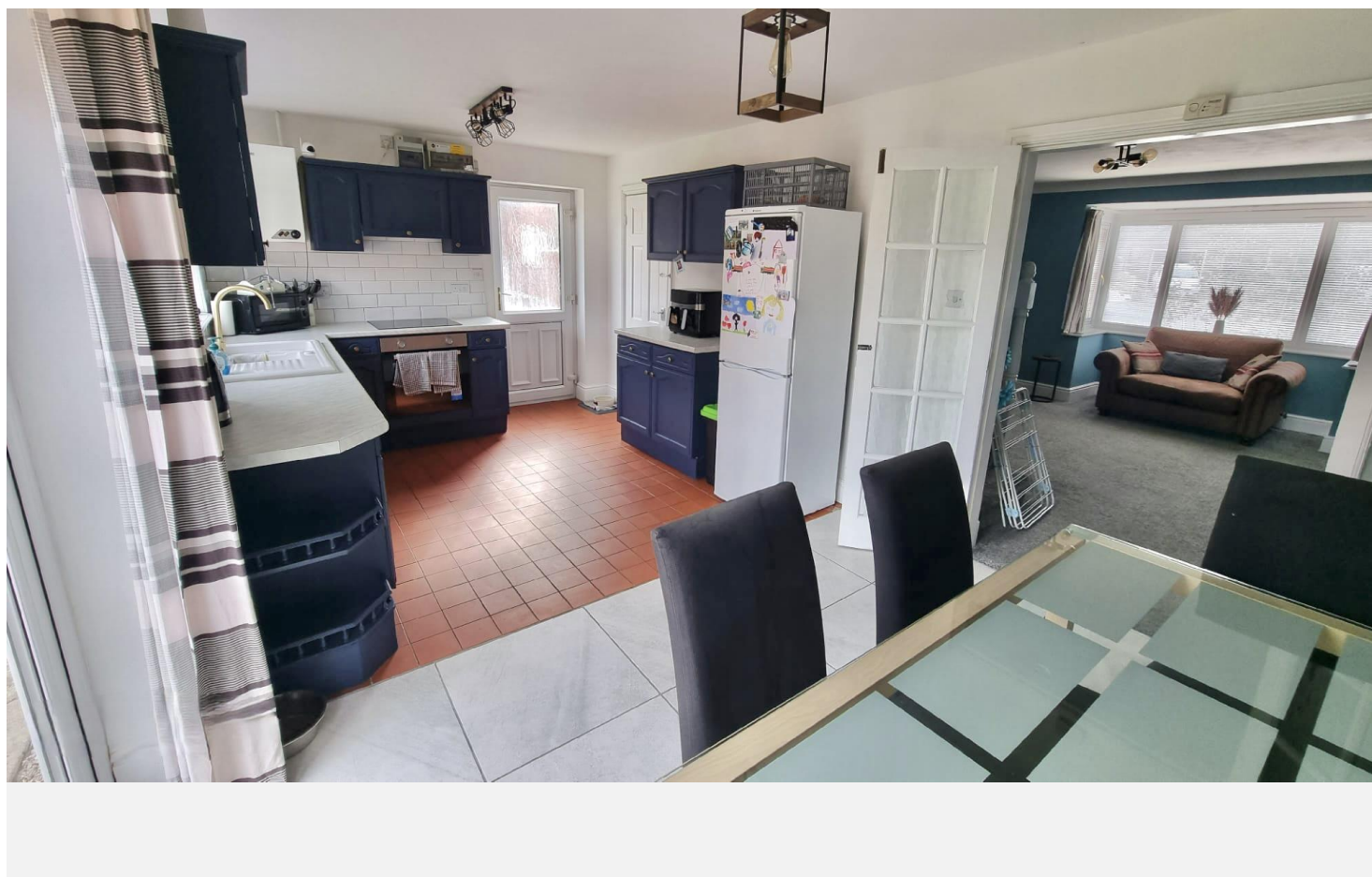
- Pleasant Cul-De-Sac Position
- 3 Bedrooms
- Driveway & Garage
- Viewing Highly Recommended

Bayfield Road, Timberland, LN4 3YL
£269,000





Starkey&Brown are pleased to offer for sale this very well presented detached family home located in a pleasant cul-de-sac position within the picturesque semi-rural village of Timberland. Accommodation briefly comprises spacious entrance hallway, ground floor WC, 16'4" lounge with large walk-in bay window to front aspect, 17'10" kitchen diner with pantry and French doors overlooking the garden, first floor landing, 3 well proportioned bedrooms and first floor bathroom. Outside the property has driveway parking for at least 2 vehicles, brick built garage and surprisingly large fully enclosed garden to the rear. Call today to view. Council tax band: C. Freehold.



Entrance Hallway

Having uPVC front entrance door (new from 2024), wood effect luxury vinyl flooring and coved ceiling.

Ground Floor WC

Having low level WC, wash hand basin set in vanity unit, wood effect luxury vinyl flooring, radiator, coved ceiling and extractor.

Lounge

16' 4" into bay x 13' 0" (4.97m x 3.96m)

Having walk-in bay window to front aspect, radiator, coved ceiling and stairs rising to first floor.

Kitchen Diner

17' 10" x 10' 1" (5.43m x 3.07m)

Having a range of matching wall and base units, one and a half bowl single drainer sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hob, space for fridge freezer, plumbing for washing machine, ceramic tiled floor, radiator, central heating boiler, pantry, uPVC door to side and French doors leading onto rear garden.

First Floor Landing

Having radiator and coved ceiling.

Bedroom 1

11' 0" x 10' 3" min (3.35m x 3.12m)

Having fitted sliding door wardrobes, radiator, coved ceiling and access to loft with loft ladder.

Bedroom 2

10' 6" min x 9' 2" (3.20m x 2.79m)

Having fitted sliding door part mirrored wardrobes, radiator, over stairs airing cupboard housing hot water cylinder.

Bedroom 3

8' 5" x 7' 2" (2.56m x 2.18m)

Having radiator and coved ceiling.

Bathroom

Having 3 piece suite comprising panelled bath with electric shower appliance over, pedestal wash hand basin, low level WC, ceramic tiled floor, heated towel rail, part tiled walls and electric shaver point.

Outside Front

To the front of the property there is a concrete and gravel driveway with space for at least 2 vehicles, storm porch with outside lighting leading to front entrance door. Secure gate at side leading to rear garden.

Garage

16' 10" x 9' 0" (5.13m x 2.74m)

Being of brick built construction with electric door (fitted 2024), power and light. Pitched roof providing storage space.

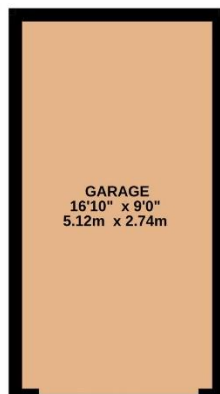
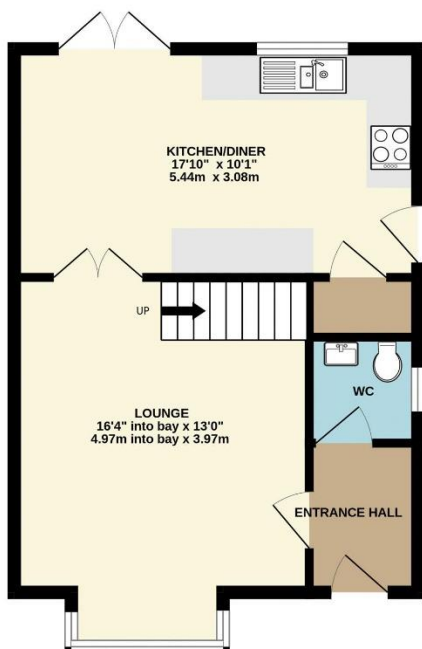
Outside Rear

To the rear of the property there is a surprisingly large and fully enclosed garden being mainly laid to lawn with patio area. Borders to include a wide variety of flowers, plants, shrubs, trees and fruit trees and outside lighting.

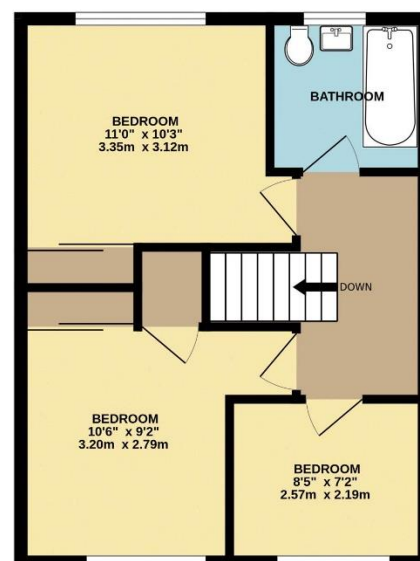




GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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