

Northfields Lane, Brixham, TQ5 8RS



Located in an elevated position on Northfields Lane, this **THREE BEDROOM DETACHED HOUSE** enjoys open views, driveway parking and has the added benefit of being sold with **NO ONWARD CHAIN**. Brixham's town and harbour are less than a mile away with the local shop is just around the corner on Cambridge Road. Originally built in the 1930's, the property provides a fitted kitchen with rear porch / W.C off, a spacious lounge with central log burner and feature bay window linking to the large conservatory enjoying a sunny aspect and beautiful open views. On the first floor is a family bathroom and three bedrooms. Driveway parking is to the front along with a lawned front garden. A patio area with border raised beds planted with mature rose bushes completes the back garden and allows access to the large workshop and garage.

£350,000 Freehold

ENTRANCE PORCH

Upvc door and window. Inner door to:-

INNER HALL

Stairs to first floor. Understairs airing cupboard. Further downstairs cupboard housing electric consumer unit. Radiator.

LOUNGE 16' 1" x 11' 6" (4.90m x 3.50m)

Bay window to front with bespoke window shutters. Large stone effect fireplace with tiled hearth and wood burner. Radiator. Door to:-

CONSERVATORY 14' 3" x 9' 3" (4.34m x 2.82m)

Bright and spacious conservatory with vaulted ceiling. Steps down to main area. Double doors to front garden. Storage area. Two radiators.

KITCHEN/DINER 16' 9" x 7' 4" (5.10m x 2.23m)

A range of wall and base units with stone effect worktops. Inset stainless steel sink and drainer. Tiled splashback. Freestanding electric oven with cooker with hood over. Space for dishwasher and washing machine. Wall mounted gas fired boiler. Space for dining room table and chairs. Feature brick wall. Radiator. Window to rear. Door to:-

REAR PORCH/W.C.

Upvc door and window to rear. Vanity unit with inset basin and integrated W.C.

FIRST FLOOR

Landing with window to side.

BEDROOM 1 13' 4" into bay x 10' 4" (4.06m x 3.15m)

Bay window to front. Extensive range of built-in wardrobes and dressing table with drawers. Radiator.

BEDROOM 2 10' 11" x 10' 11" (3.32m x 3.32m)

Spacious double room with window to rear. Radiator.

BEDROOM 3 7' 4" x 6' 7" (2.23m x 2.01m)

Window to front. Radiator.

BATHROOM 6' 4" x 5' 10" (1.93m x 1.78m)

Bath with 'Mira' electric shower over. Pedestal wash hand basin. Close coupled W.C. Fully tiled walls. Radiator. Loft hatch. Window to rear.

OUTSIDE

REAR GARDEN

Raised patio area enjoying a sunny aspect with views to St Marychurch and Southdown Hills. Raised flower beds with mature roses.

GARAGE 16' 2" x 11' 7" maximum (4.92m x 3.53m)

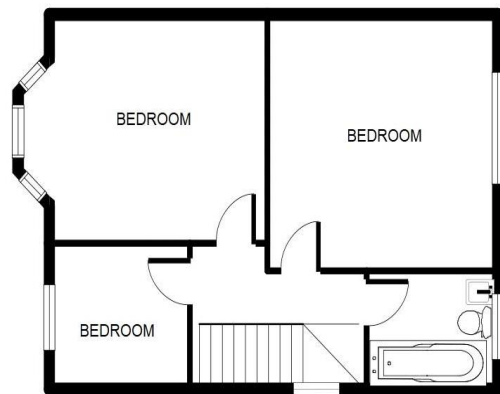
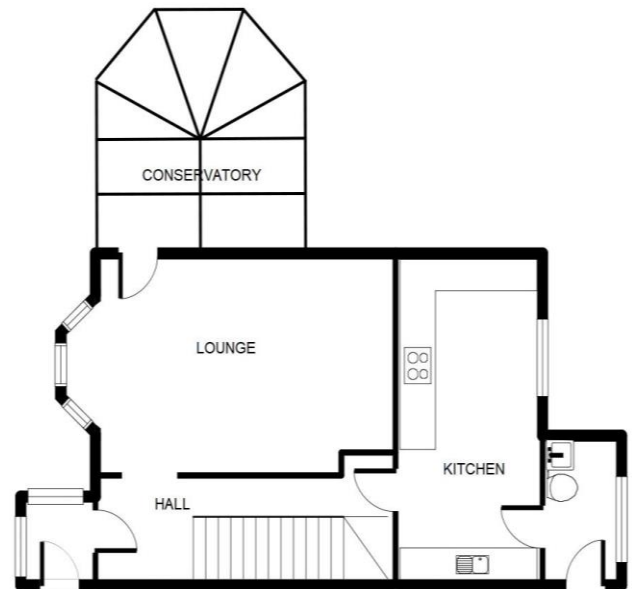
Roller garage door. Power and light. Fitted out with workshop racking and benches. Further space to side with roller door. Window to front with personnel door to rear.

FRONT GARDEN

Block paved driveway providing off road parking. Inset lawn with border hedging. Outside light.

COUNCIL TAX BAND: D

EPC RATING: E



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

Ref B001668 Written by: Bill Bye