

## Northfields Lane, Brixham, TQ5 8RH



A **THREE BEDROOM FAMILY SIZE HOUSE** located 'on the level' in the popular Furzeham area of Brixham with local shops just around the corner at Pillar Avenue and a bus stop to the town centre which is approximately one mile distant.

Furzeham primary school is also within easy reach along with Furzeham Green and Battery Gardens.

Ideal for a growing family, the house has accommodation which comprises: entrance porch with useful door to the integral single garage, good size living room with staircase to the first floor and a super kitchen/dining room to the rear, which opens up to the enclosed rear garden, this enjoys a sunny aspect and has a rear access gate. There is driveway parking and a landscaped front garden.

Gas fired central heating is installed along with double glazing. Internal viewing advised.

**£265,000 Freehold**

## **GROUND FLOOR**

**ENTRANCE PORCH.** Full length double glazed windows and entrance door. Door to integral garage (see later) and door to:

**LOUNGE.** 17' 0" x 19' 11" (5.18m x 6.07m) max.

A good size living room with full height double glazed window to front. Wood effect flooring. Radiator. Open tread staircase to the first floor. Door to:

**KITCHEN/DINING ROOM.** 19' 5" x 7' 0" (5.91m x 2.13m) Super kitchen/dining room which overlooks and opens to the rear garden. The kitchen area is fitted with sage green faced wall and base units, working surfaces with under mounted 'belfast' sink. There are spaces for white goods and cooker, the wood effect flooring continues through. In the dining area there is plenty of room for a family table and chairs. Double glazed window and French doors opening to the rear garden.

An open tread staircase rises from the lounge to the first floor.

## **FIRST FLOOR.**

The landing has a useful built in storage cupboard and doors to:

**BEDROOM 1.** 13' 11" x 9' 7" (4.24m x 2.92m)

Double glazed window to front. Radiator. Built in wardrobe space. Laminate flooring.

**BEDROOM 2.** 10' 8" x 9' 7" (3.25m x 2.92m)

Double glazed window to rear. Radiator. Laminate flooring.

**BEDROOM 3.** 10' 2" x 9' 2" (3.10m x 2.79m)

Double glazed window to front. Radiator. Built in wardrobe.

**SHOWER ROOM/W.C.** 7' 11" x 9' 3" (2.41m x 2.82m) Comprising double shower enclosure with fitted shower. Low level W.C. Washstand with table top washbasin and mixer tap. Large built in cupboard with storage/linen space and wall mounted 'Worcester' boiler.

**OUTSIDE.** To the front there is a gravelled front garden area and driveway which leads to the integral garage.

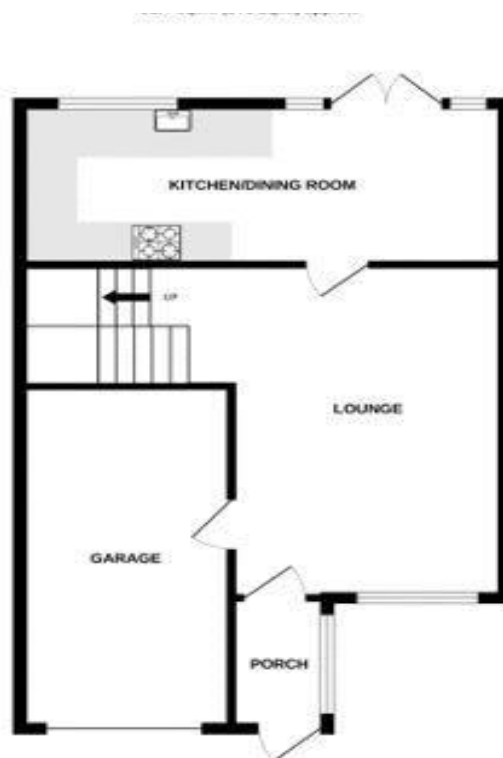
**INTEGRAL GARAGE.** 17' 3" x 7' 8" (5.25m x 2.34m) Up and over door to front. Velux roof window. Light and power points. Door to entrance porch.

## **REAR GARDEN.**

Enclosed rear garden enjoying a sunny aspect. The garden has a small area of lawn and the remaining garden is stone chipped for ease of maintenance. A decked area is adjacent to the house.

**COUNCIL TAX BAND: C ENERGY RATING: D**

**NOTE:** The Ofcom website indicates that superfast broadband is available in the area and that mobile phone reception is good.



**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.

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