

- Spacious Detached Family Home
- Immaculately Presented Throughout
- 5 Double Bedrooms & 3 Bathrooms
- 3 Reception Rooms
- Impressive 30'2 Kitchen/Diner
- Block Paved Driveway & Garage
- Two Private Garden Areas
- Viewing Highly Recommended!

Timberland, DN16 3QD,
£365,000





Starkey&Brown are delighted to offer for sale this immaculately presented and deceptively spacious detached family home, located in the popular and well served Bottesford area. Accommodation briefly comprises, spacious entrance hallway, home office, garden room with french doors, 17'6 sitting room, impressive 30'2 open plan kitchen and dining room and utility. There are also five double bedrooms (two ground floor) to include a luxury master bedroom with two walk-in wardrobe/dressing rooms, and an ensuite. There are also two further bathrooms, one to the ground floor and one to the second floor. Outside the property has a substantial block paved driveway, brick built single garage, two enclosed garden areas which offer an excellent degree of privacy, and a covered outdoor seating/entertaining area. In the agent's opinion viewing of this property is considered essential in order for its size and presentation to be fully appreciated. CALL TODAY TO VIEW! Freehold. Council tax band: D



Entrance Hallway

Having composite front entrance door, two radiators, coved ceiling, stairs rising to the first floor, understairs storage cupboard and additional storage cupboard.

Garden Room

10' 7" x 10' 3" (3.22m x 3.12m)

Having ceramic tile floor, radiator and French doors leading to the garden.

Sitting Room

17' 6" x 12' 3" (5.33m x 3.73m)

Having feature log burner effect fireplace with granite half, tiled inset and wooden surround, large bay window to the front aspect and radiator.

Open Plan Kitchen and Dining Room

31' 2" x 10' 10" (9.49m x 3.30m)

Having a range of matching wall and base units, 3 larder units, breakfast bar, one and a half bowls single drainer sink unit with mixer taps over and tiled splashbacks, cooking range (negotiable) with cooker hood over, space for American style fridge/freezer, ceramic tiled floor, two radiators, coved ceiling, wall mounted Worcester central heating boiler and uPVC door leading to rear.

Utility room

Having single drainer stainless steel sink unit with mixer taps over and tile splashbacks and base unit beneath, plumbing for washing machine with work surfacing over, ceramic tiled floor, radiator and fully tiled walls.

Bedroom 4

12' 1" x 12' 0" (3.68m x 3.65m)

Having fitted sliding door part mirrored wardrobes, laminate wood affect flooring, radiator and coved ceiling.

Bedroom 5

10' 6" x 9' 0" (3.20m x 2.74m)

Having radiator and coved ceiling.

Ground floor bathroom

Having a three piece suite comprising of panelled bath with hand held shower attachment over, handwash basin, vanity unit, low level WC with concealed system, ceramic tiled floor, radiator and fully tiled walls.

First Floor Landing

Having Velux window to the front aspect.

Master bedroom

18' 9" x 11' 7" (5.71m x 3.53m)

Having two large walk in wardrobes/dressing rooms, dormer window to front aspect, radiator, Velux window to rear aspect.

En-suite

Having luxury three piece suite comprising of oversized P-shaped panelled shower/bath with curved glass shower screen over, handwash basin, vanity unit, low level WC, ceramic tiled floor, radiator, fully tiled walls, extractor and Velux window to the rear aspect.

Bedroom 2

14' 6" x 10' 0" (4.42m x 3.05m)

Having large walk in wardrobe, dormer window to the front aspect and radiator.

Bedroom 3

13' 10" x 8' 6" (4.21m x 2.59m)

Having two Velux windows and radiator.

Shower Room

Having three piece suite comprising of corner tiled shower cubicle with double glass shower doors, pedestal hand was basin unit, low level WC, ceramic tiled floor, radiator, extractor and Velux window to the rear aspect.

Outside

To the front of the property there is a substantial block paved driveway with parking space for at least 5 vehicles and gated access to both side gardens.

Garage

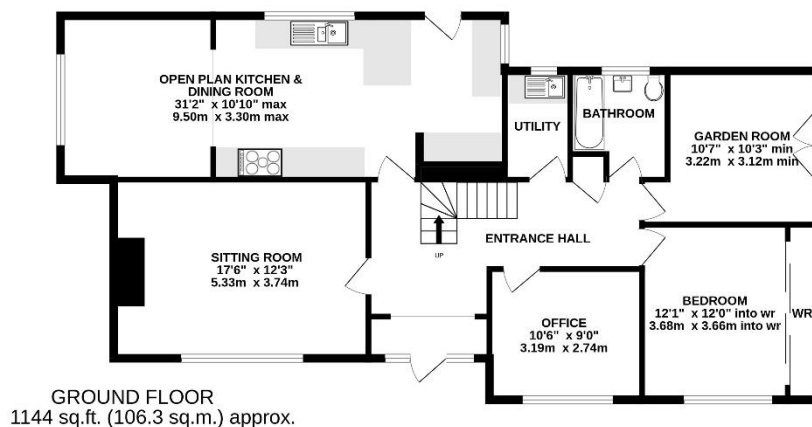
18' 10" x 9' 0" (5.74m x 2.74m)

Brick built construction, remote control electric up and over door, power, lighting and door leading out to outdoor covered seating area.

Garden

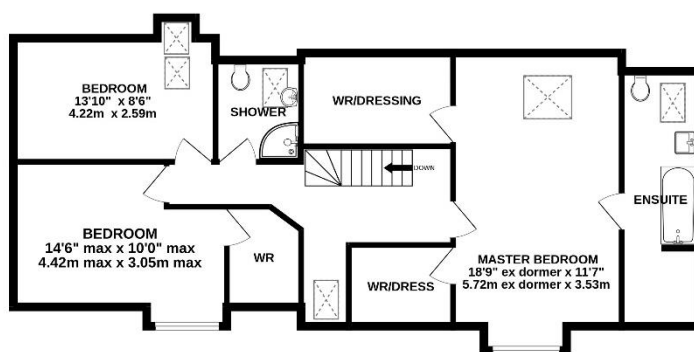
There are two garden areas. To the left is a fully enclosed east facing garden comprising of artificial turf, block paved patio area and insulated workshop/hobby room with power and lighting. To the right hand side of the property is a fully enclosed west facing garden, which offers an excellent degree of privacy, comprising of artificial turf, block paved patio area, covered outdoor seating area with power lighting and heating and a door leading into garage.





1ST FLOOR
882 sq.ft. (81.9 sq.m.) approx.

TOTAL FLOOR AREA: 2026 sq.ft. (188.2 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. Made with Metrage ©2025



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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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