



Bayfield Road, Timberland  
£205,000



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- Semi-Detached House
- Three Bedrooms
- Well Presented Throughout
- Un-interrupted Countryside Views
- Rural Village Location
- Open Plan Kitchen Diner
- Freehold
- EPC rating D
- Current Council Tax Band: B



Situated in the highly desirable rural village of Timberland and enjoying stunning uninterrupted countryside views to the rear, this beautifully presented three-bedroom semi-detached home offers spacious, well-maintained accommodation ideal for families, first-time buyers, or those looking to enjoy village living.

The property is entered via a welcoming entrance hall which leads through to a bright and comfortable lounge, perfect for relaxing and entertaining. To the rear of the property is a modern open-plan kitchen diner, providing an excellent social space with ample room for dining and direct access overlooking the garden and open fields beyond.

To the first floor, there are three well-proportioned bedrooms, all presented to a high standard, alongside a stylish family bathroom fitted with a contemporary suite. Externally, the property continues to impress with a generous driveway offering ample off-road parking for multiple vehicles, leading to a single garage which also benefits from a useful WC. The rear garden is particularly attractive, being beautifully maintained and west-facing, making it an ideal space to enjoy afternoon and evening sunshine whilst taking full advantage of the peaceful countryside backdrop.

Timberland is a charming and sought-after village location offering a quiet rural setting whilst still providing convenient access to nearby towns and transport links, making this an excellent opportunity for buyers seeking both countryside living and practicality.



## Entrance Hall

### Lounge

4.59m x 3.56m (15'1" x 11'8")

### Kitchen Diner

3.33m x 4.59m (10'11" x 15'1")

### Landing

### Bedroom One

2.85m x 4.59m (9'5" x 15'1")

### Bedroom Two

2.77m x 2.54m (9'1" x 8'4")

### Bedroom Three

2.77m x 1.94m (9'1" x 6'5")

### Family Bathroom

### Garage

5.02m x 2.72m (16'6" x 9'0")



### Agents Note

These are draft particulars awaiting vendor approval.

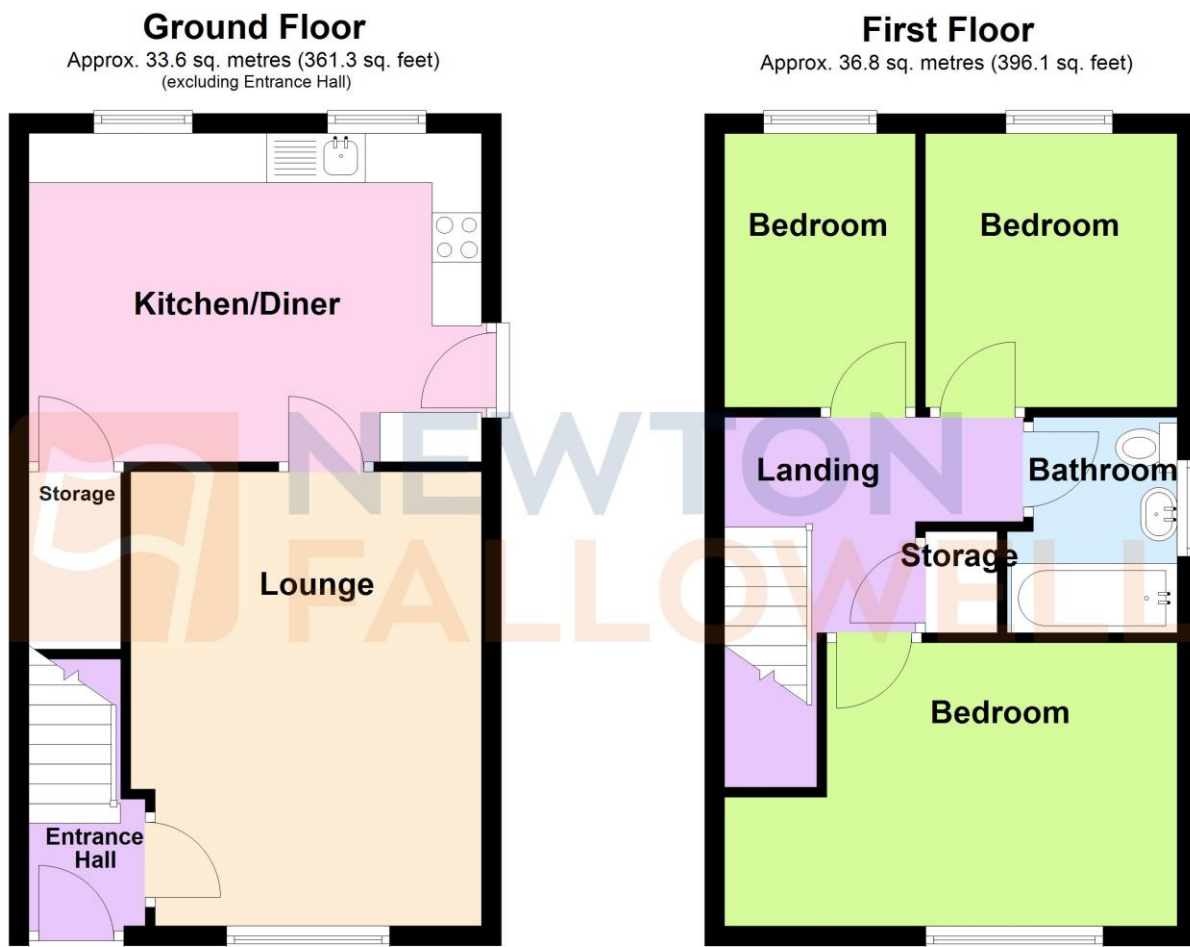
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# Floorplan



Total area: approx. 70.4 sq. metres (757.3 sq. feet)  
**18 Bayfield Road, Timberland**



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