



NO CHAIN: An exceptional and extended four bedroom semi detached family home. The property has been transformed throughout by the current vendors and offers flexible family accommodation throughout. The property briefly comprises of entrance hallway, lounge, kitchen/breakfast room, utility, family room, dining area, landing, four double bedrooms, en suite to bedroom two, family bathroom/WC and second floor landing with bedroom four. Externally the property has gardens to the front and rear in addition to ample on site parking and is located in the catchment area for excellent local primary and secondary schools In our opinion, viewing is highly recommended.

Oxbridge Lane, Fairfield, TS19 7AG
4 Bed - House - Semi-Detached
Chain Free £315,000

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ENTRANCE HALLWAY

Via front entrance door with Solid Oak flooring, single radiator, stairs leading to landing, under stairs storage cupboard and door leading into lounge.

LOUNGE

27'4" into bay x 10'9" (8.33m into bay x 3.28m)

uPVC double glazed sliding sash window to front elevation, double radiator, living flame 'coal' effect gas fire with cast iron fire surround and decorative tiles inset, picture rail, coving to ceiling, double radiator and door leading into kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

19'2" x 10'7" (5.84m x 3.23m)

A superb fitted kitchen with an excellent range of wall, floor and drawer units incorporating a Rangemaster cooker with extractor hood over (appliance not included), worktop with inset ceramic sink unit with one and a half bowl sink unit, mixer tap and single drainer, Solid Oak flooring, island breakfast bar, door leading into utility, uPVC double glazed window to side elevation, extractor fan, space for 'American' style fridge/freezer, ceiling recess spot lights and walkway through into family room.

FAMILY ROOM

12'6" x 11'6" (3.81m x 3.51m)

Double glazed sliding bi-fold doors leading to rear garden, Solid Oak flooring and walkway through into dining area.

DINING AREA

11'4" x 7'9" (3.45m x 2.36m)

Roof light, ceiling recess spot lights, Solid Oak flooring, picture window into rear garden and single radiator.

UTILITY

6'9" x 6'2" (2.06m x 1.88m)

Plumbing for washing machine, space for tumble dryer, worktop with inset stainless steel sink unit with mixer tap, built-in storage cupboard housing a wall mounted boiler which provides heating and hot water to the property, stable door leading to side access, ceramic tiled floor and single radiator.

FIRST FLOOR LANDING

Which is approached via stairs from entrance hallway with doors leading to three bedrooms, bathroom/WC, stairs leading to second floor landing, under stairs storage cupboard, two single radiators and two uPVC double glazed windows to side elevation.

BEDROOM 1

11'11" x 10'10" (3.63m x 3.30m)

uPVC double glazed sliding sash window to front elevation, single radiator, fitted wardrobes with bedside drawer units and dressing table.



BEDROOM 2

11'8 x 9'8 (3.56m x 2.95m)

uPVC double glazed window to rear elevation, single radiator and door leading to en suite.

BEDROOM 3

11'6 x 9'3 (3.51m x 2.82m)

uPVC double glazed window to rear elevation, single radiator and fitted sliding wardrobe.

EN SUITE

Suite comprising of corner quadrant shower cubicle with shower, wash hand basin set into vanity unit with mixer tap, low level WC, ceramic tiled walls, ceramic tiled floor and uPVC double glazed window to side elevation.

BATHROOM/WC

Suite comprising of bath, wash hand basin with mixer tap, low level WC, uPVC double glazed window to side elevation, sliding sash window, ceramic tiled floor, part ceramic tiled walls and single radiator.

SECOND FLOOR LANDING

Which is approached via stairs from first floor landing with door leading to bedroom four.

BEDROOM 4

20'11 x 12'7 (maximum) (6.38m x 3.84m (maximum))

Double glazed sliding sash window to front elevation, single radiator, uPVC double glazed window to rear elevation and two single radiators.

OUTSIDE

To the front of the property there is a block paved driveway which provides ample on site parking which is enclosed by an opening timber gate and hedging. To the front there is also an attractive laid to lawn area with flower bed, enclosed by hedging and gated access to the side which via block paved footpath leads to the rear garden. The extensive rear garden which is not overlooked to the rear has a good size timber decked area with a raised timber decked area from the bi-folding doors from the family room, stepping down onto a laid to lawn garden with a paved patio which continues to the side of the property. The garden is enclosed by timber fencing and hedging and stocked with mature plants, shrubs and bushes in addition to timber shed and an external water tap.







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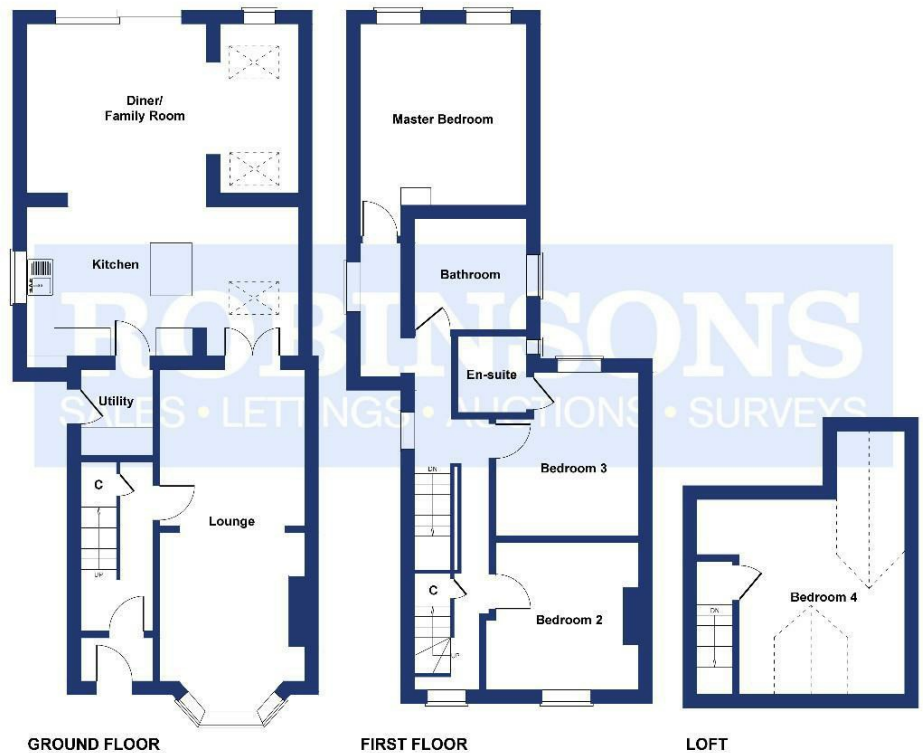
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Dedicated Property Manager

241 Oxbridge Lane



GROUND FLOOR

FIRST FLOOR

LOFT

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd, 2019

Energy Efficiency Rating	
Current	Potential
Your energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(48-54) E	
(35-47) F	
(21-34) G	
Not energy efficient - higher running costs	
62	76
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(91-99) A	
(81-90) B	
(69-80) C	
(55-68) D	
(48-54) E	
(35-47) F	
(21-34) G	
Not environmentally friendly - higher CO ₂ emissions	
69	53
England & Wales	
EU Directive 2002/91/EC	

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