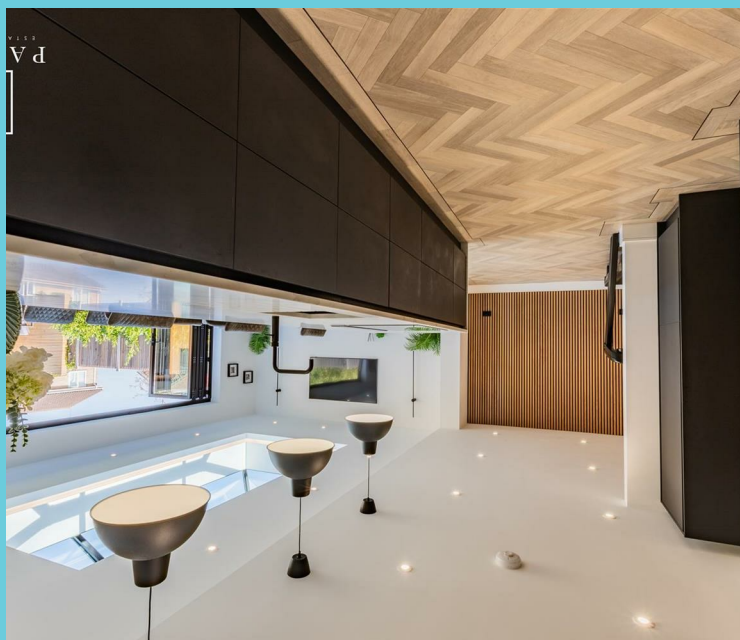
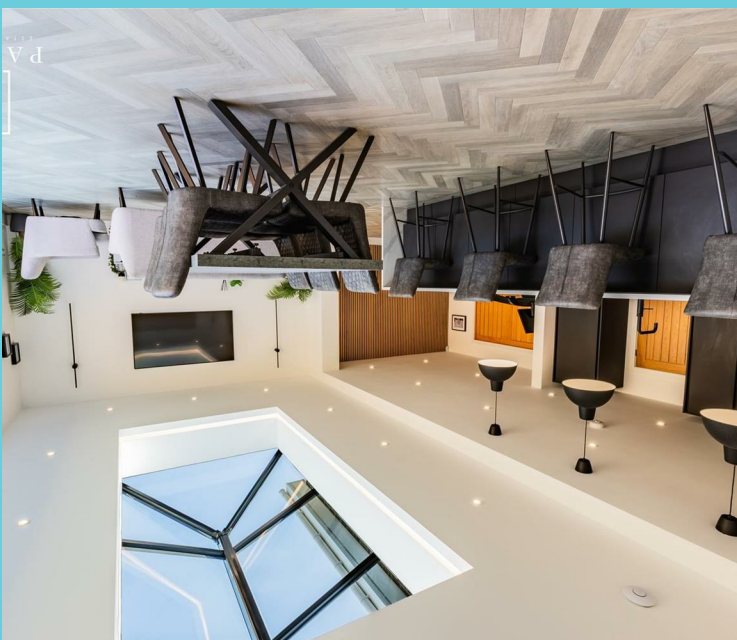
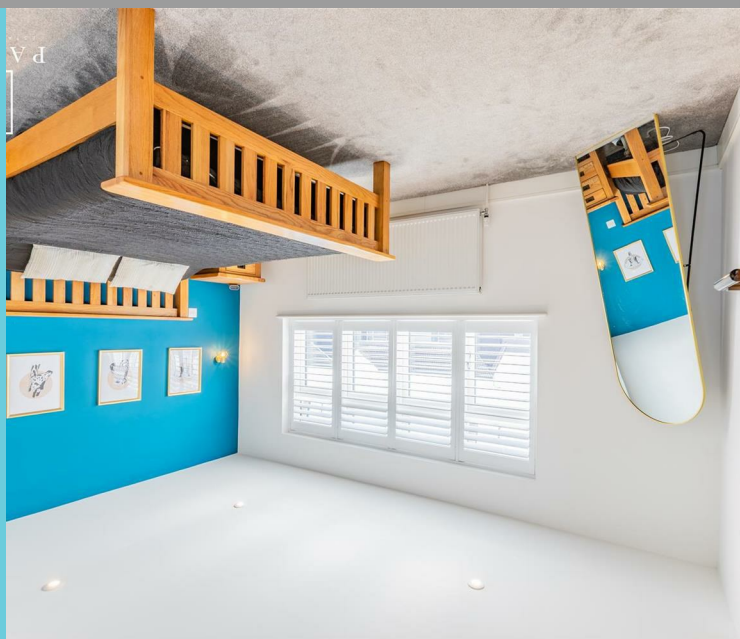
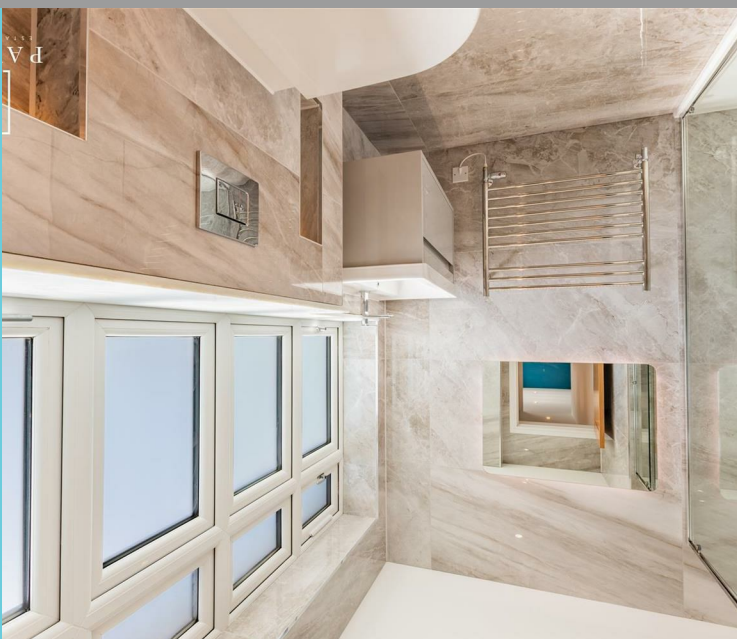


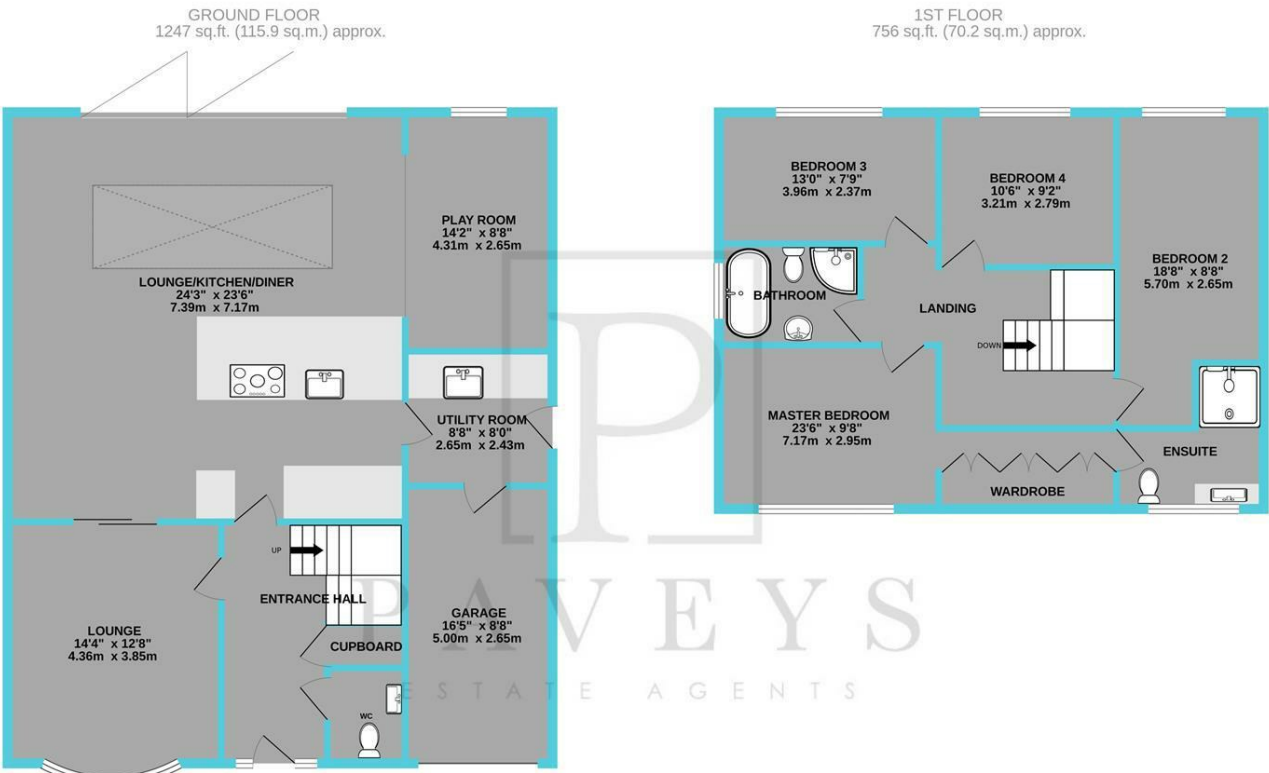


21, Baynards Crescent
Kirby Cross, CO13 0QT

Guide price £625,000 Freehold

~~~~~GUIDE PRICE £625,000-£650,000~~~~~

A beautifully appointed and extended detached family home, refurbished to a high standard throughout and offering spacious, versatile accommodation ideal for modern family living. At the heart of the home is a superbly designed space offering a stunning open plan kitchen, dining and family room, perfectly designed for both everyday living and entertaining. Bi fold doors open directly onto the landscaped rear garden, seamlessly connecting the indoor and outdoor living spaces and making it ideal for entertaining guests during the warmer months. This is complemented by two separate reception rooms providing additional flexible living space. The property also offers four well-proportioned bedrooms, stylish ensuite and dressing area to the master bedroom and a modern family bathroom and is set within a thoughtfully landscaped rear garden, creating an attractive outdoor space for relaxation and entertaining. Further benefits include a detached multi-purpose garden room, ideal as a games room, bar, home office, gym or studio, and an integral garage providing valuable storage and parking. An exceptional family home combining style, space and practicality in equal measure.



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|---------------------------------------------|---------|-----------|------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                | Current | Potential |
| <b>Energy Efficiency Rating</b>             |         |           |                                                |         |           |
| Very energy efficient - lower running costs |         |           |                                                |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                             |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                               |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                               |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                               |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                               |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                               |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                |         |           |
| Not energy efficient - higher running costs |         |           |                                                |         |           |
| <b>England &amp; Wales</b>                  |         |           | <b>England &amp; Wales</b>                     |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                        |         |           |

TOTAL FLOOR AREA: 2003 sq.ft. (186.1 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.  
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ENTRANCE HALL

Composite entrance door and double glazed full height panels to front aspect, herringbone LVT flooring, LVT flooring, smooth ceiling, spot lights, built in cloaks cupboard, under stairs storage cupboard, oak and glass stair case to the First Floor.

CLOAKROOM

Modern white suite comprising low level WC and vanity wash hand basin. tiled flooring, part tiled walls, smooth ceiling, spot lights, heated towel rail.

LOUNGE 14'4 x 12'8 (4.37m x 3.86m)

Double glazed bow window to front, fitted shutters, fitted carpet, under floor heating, feature media wall with recessed shelving, electric fire, built in cupboards and lighting, smooth ceiling, internal sliding doors to Kitchen, Diner & Family room, spot lights.

KITCHEN/DINER & FAMILY ROOM 24'3 x 23'6 (7.39m x 7.16m)

Double glazed bi fold doors to rear garden, large double glazed roof lantern, LVT flooring, under floor heating, smooth ceiling, spot lights, feature wall lights, down lights. Range of over and under counter units, breakfast bar, Quartz work tops and upstands, inset undermount sink with Quooker tap. Twin eye level Neff ovens, Neff induction hob with downward extractor, integrated fridge freezer, integrated dishwasher. Open access to Play Room, door to Utility Room.

PLAY ROOM 14'2 x 8'8 (4.32m x 2.64m)

Double glazed window to rear overlooking the garden, fitted carpet, smooth ceiling, spot lights, radiator.

UTILITY ROOM 8'8 x 8' (2.64m x 2.44m)

Matching over and under counter units, Quartz work tops and upstands, inset under mounted sink with mixer tap, integrated washing machine and tumble dryer. Herringbone LVT flooring, under floor heating, UPVC double glazed door to side, smooth ceiling, spot lights, integral door to Garage.

FIRST FLOOR

FIRST FLOOR LANDING

Spacious landing with oak and glass balustrade, fitted carpet, smooth ceiling, spot lights, loft access.

MASTER BEDROOM 23'6 x 9'8 (7.16m x 2.95m)

Double glazed window to front, fitted shutters, fitted carpet, smooth ceiling, spot lights, wall lights, open access to Dressing Area, radiator.

DRESSING AREA

Extensive range of fitted wardrobes with high gloss doors, fitted carpet, smooth ceiling, spot lights, door to Ensuite Shower Room.

ENSUITE SHOWER ROOM

A high specification modern white suite comprising of low level WC, wall mounted vanity wash hand basin and double shower cubicle. Double glazed window to front, tiled flooring, fully tiled walls, smooth ceiling, spot lights, wall mounted mirror, recessed shelving with lighting, chrome heated towel rail.

BEDROOM TWO 18'8 x 8'8 (5.69m x 2.64m)

Double glazed window to rear, fitted shutters, fitted carpet, smooth ceiling, spot lights, radiator.

BEDROOM THREE 13' x 7'9 (3.96m x 2.36m)

Double glazed window to rear, fitted shutters, fitted carpet, smooth ceiling, spot lights, radiator.

BEDROOM FOUR 10'6 x 9'2 (3.20m x 2.79m)

Double glazed window to rear, fitted shutters, fitted carpet, smooth ceiling, spot lights, radiator.

BATHROOM

Modern four piece white suite comprising of low level WC, vanity unit with counter top wash hand basin, corner shower cubicle and feature freestanding bath. Double glazed window to side, tiled flooring, part tiled walls, smooth ceiling, spot lights, heated towel rail.

OUTSIDE FRONT

Block paved frontage providing ample off road parking, laurel borders, access to Garage, exterior lighting, gated access to rear.

OUTSIDE REAR

A beautifully landscaped garden with slate patio area, large raised slate seating area with exterior lighting, lawn area bordered by panel fencing and hedgerows, gated access to front.

DETACHED GARDEN ROOM/BAR/GAMES ROOM

A large, multi-purpose garden room with double glazed bi fold doors to front, double glazed windows to front, tiled flooring, under floor heating, smooth ceiling, spot lights, wall lights, fitted bar, built in wine/beer fridge, power and light connected.

INTEGRAL GARAGE 16'5 x 8'8 (5.00m x 2.64m)

Up and over door, power and light connected (not tested by Agent), integral door to Utility Room.

AGENTS NOTES

The Vendors have advised;  
The property has the benefit of an 8 camera CCTV system.  
The property has the benefit of solar panels (owned) for the provision of electricity.  
The property has the benefit of a fitted alarm system.

IMPORTANT INFORMATION

Council Tax Band: E  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: TBC  
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.