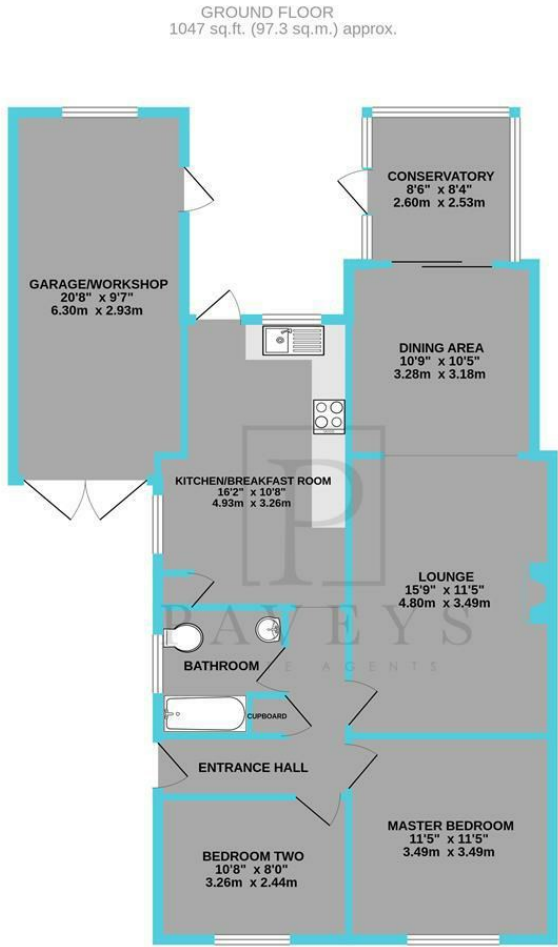




41, Buckfast Avenue
Kirby Cross, CO13 0PT

Price £310,000 Freehold

New to the market is this SPACIOUS & EXTENDED SEMI DETACHED BUNGALOW positioned in a peaceful location in the village of Kirby Cross. The property is set on a good size plot and offers a wealth of accommodation with a large open plan lounge diner, conservatory, 16ft kitchen breakfast room, two double bedrooms and bathroom. There is a large rear garden which is very private and unoverlooked, a large timber shed, 20ft garage/workshop and ample off road parking. The property lies a short stroll from the popular Parkers Garden Centre with attached cafe. Kirby Cross offers many local amenities including a village shop, barbers, fish & chip shop and main line railway station. An early viewing is highly recommended in order to appreciate the accommodation on offer. Call Paveys today to arrange a viewing.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

TOTAL FLOOR AREA: 1047 sq.ft. (97.3 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

UPVC double glazed entrance door to side aspect, laminate flooring, coved ceiling, loft access, built in cupboard, radiator.

LOUNGE 15'9 x 11'5 (4.80m x 3.48m)

Fitted carpet, coved ceiling, fireplace with surround and hearth, twin roof lanterns, TV point, open access to Dining Area, radiator.

DINING AREA 10'9 x 10'5 (3.28m x 3.18m)

Double glazed sliding patio doors to Conservatory, fitted carpet, coved ceiling, serving hatch to Kitchen, radiator.

CONSERVATORY 8'6 x 8'4 (2.59m x 2.54m)

Part brick construction, double glazed door to garden, double glazed windows to rear and side aspects with views over the garden, laminate flooring, poly carb roof, radiator.

KITCHEN BREAKFAST ROOM 16'2 x 10'8 (4.93m x 3.25m)

Over and under counter units, work tops, inset sink and drainer with mixer tap. Built in eye level oven, built in oven with gas hob, space and plumbing for washing machine, space for American style fridge freezer. Double glazed windows to rear and side aspects, double glazed door to rear garden, laminate flooring, coved ceiling, spot lights, tiled splash backs, radiator.

MASTER BEDROOM 11'5 x 11'5 (3.48m x 3.48m)

Double glazed window to front, fitted shutters, fitted carpet, coved ceiling, radiator.

BEDROOM TWO 10'8 x 8' (3.25m x 2.44m)

Double glazed bay window to front, fitted carpet, coved ceiling, radiator.

BATHROOM

White suite comprising low level WC, pedestal wash hand basin and bath with shower and screen over. Double glazed window to side, laminate flooring, aqua board wall, radiator.

OUTSIDE FRONT

Generous frontage with large shingled area, driveway leading to the front of the garage providing off road parking, exterior lighting.

OUTSIDE REAR

A wonderful size garden predominantly laid to lawn with retaining panel fencing, patio area, flower bed, access to garage, exterior lighting, large timber shed.

GARAGE/WORKSHOP 20'8 x 9'7 (6.30m x 2.92m)

Concertina door with porthole windows to the front, window to rear, glazed courtesy door to garden, power and light connected (not tested by Agent).

IMPORTANT INFORMATION

Council Tax Band: C
Tenure: Freehold
Energy Performance Certificate (EPC) rating: D
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.