



44 Timpsons Row

Olney MK46 4JJ

FINE & COUNTRY

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An excellent example of a superbly presented detached home offering a perfect blend of style and practical living. The accommodation is thoughtfully arranged to maximise space and light, featuring a generously proportioned open-plan kitchen and dining area with modern integrated appliances and premium finishes. The roomy accommodation on the first floor has a delightful en suite shower room to the Master Bedroom with either fitted wardrobes, dressers or cabinets to be found within the other bedrooms.

The property is located within a short stroll of the busy and thriving Olney Market Square. The town sports fields are even closer and include facilities for rugby, football, cricket, tennis and bowls. There are also comprehensive children's play areas and it is only a short walk to the banks of the River Ouse and its popular bathing pools.

The accommodation comprises: Entrance lobby, Sitting room, Recently refitted kitchen/dining room, Cloakroom, Three bedrooms with an en suite shower room to the master bedroom, Family bathroom, Gas fired central heating, Double glazing with bespoke fitted blinds to most windows, Garage and off road parking, Private enclosed garden.

Property walk through

A replacement door to the front elevation opens into a welcoming entrance hall. The hall, staircase and landing are adorned with a dado rail and decorative mouldings which astutely convey the impression of timber panelling to the walls. Within the hallway is a convenient cloakroom with WC and wash basin. The wood effect "Kamdean" LVT flooring to these areas also extends into the kitchen/dining room. Integrated to this splendid kitchen are a dishwasher, washing machine, a combined microwave, grill and oven, a conventional oven and induction hob. There are an extensive array of wall and floor cabinets inclusive of pan drawers and a built in store cupboard. Lighting is recessed to the ceiling with additional 3 lamp pendant lighting over the dining area. A double glazed door opens into the garden. The sitting room has an attractive fireplace with marble inlay and hearth. This creates an excellent focal point. A deep sill window is located to the front of the property with fairly recently installed double glazed patio doors opening to a large paved terrace.

On the first floor there are two double bedrooms and a single bedroom. The Master bedroom enjoys an en suite shower room with WC, wash basin in vanity surround and a glazed fully tiled shower cubicle. Both double bedrooms have fitted wardrobes whilst the single bedroom has extremely useful space saving fitted furniture arranged around the window on the rear elevation. The family bathroom completes the accommodation on this floor and comprises of a full size bath fitted with a glazed screen and overhead shower attachments. Further, there is a WC and a washbasin fitted within a vanity surround. Extensive tiling is arranged around the walls.

Outside

To the side of the property is an attached single garage with up and over door, power and light, also a personal door opening into the rear garden. Additional off road parking is available immediately in front of the garage. An EV point is handily located alongside. There are planting areas to the front and a gated pedestrian access to the rear garden which is south facing, enclosed to all sides and primarily laid to lawn with defined flower borders and a large area of paved slightly elevated terrace.





Disclaimer

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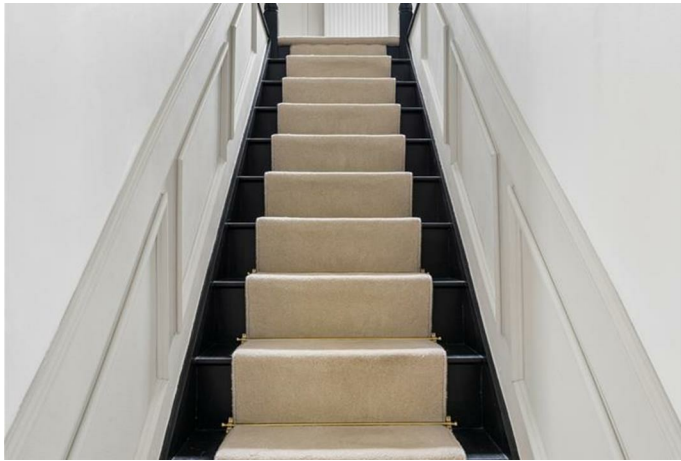
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Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof need to be provided upon receipt of your offer.

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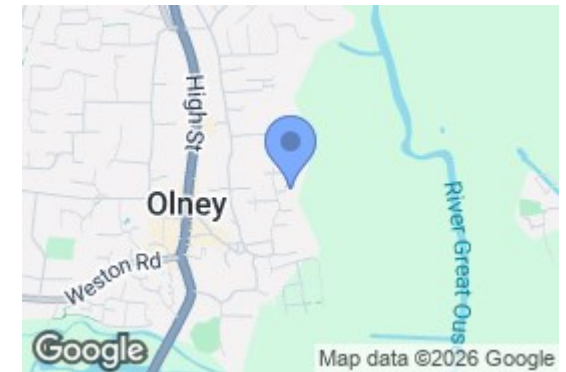
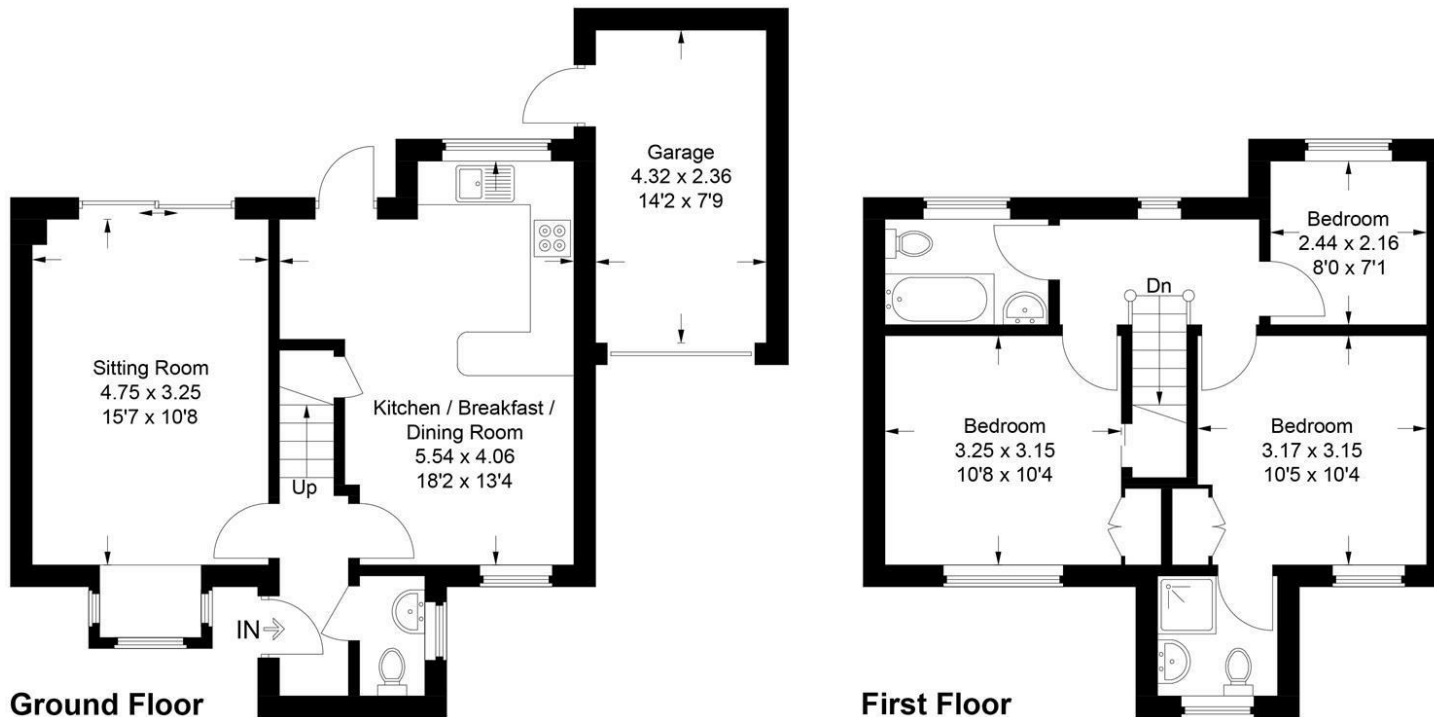








Approximate Gross Internal Area
 Ground Floor = 41.3 sq m / 444 sq ft
 First Floor = 40.1sq m / 432 sq ft
 Garage = 10.2 sq m / 110 sq ft
 Total = 91.6 sq m / 986 sq ft



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A				(82 plus) A		
(81-91) B				(69-80) B		
(69-80) C				(55-68) C		
(55-68) D				(39-54) D		
(39-54) E				(21-38) E		
(21-38) F				(1-20) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	84	69	England & Wales	EU Directive 2002/91/EC	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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