



44 Timpsons Row

Olney MK46 4JJ

FINE & COUNTRY

44 Timpsons Row

Olney MK46 4JJ

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

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.

Notice to purchasers

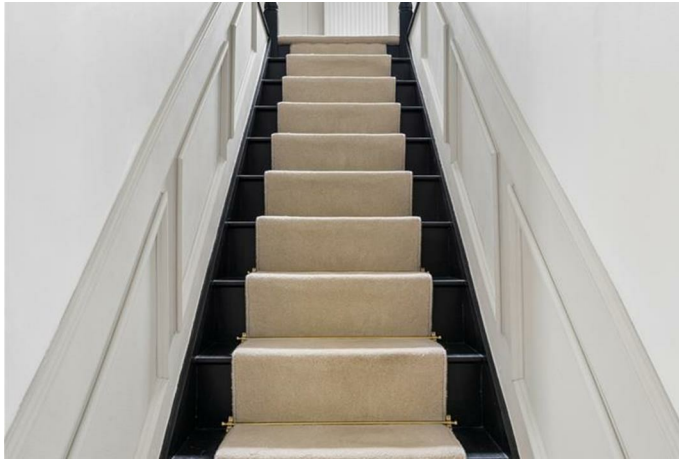
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

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

We may recommend services to clients, to include financial services and solicitor recommendations, for which we may receive a referral fee, typically between £0 and £200.

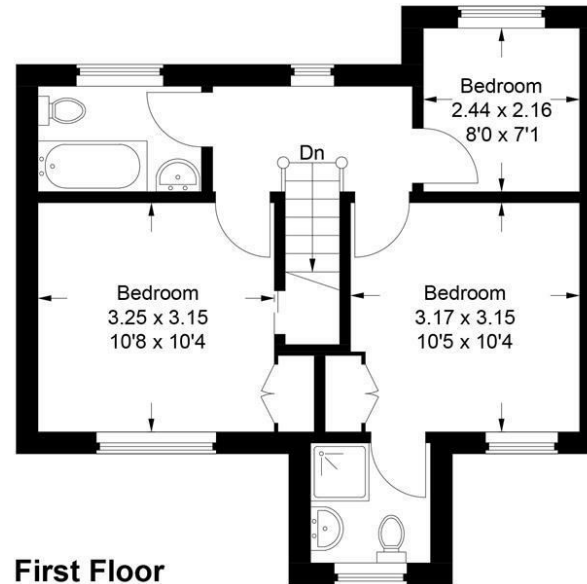




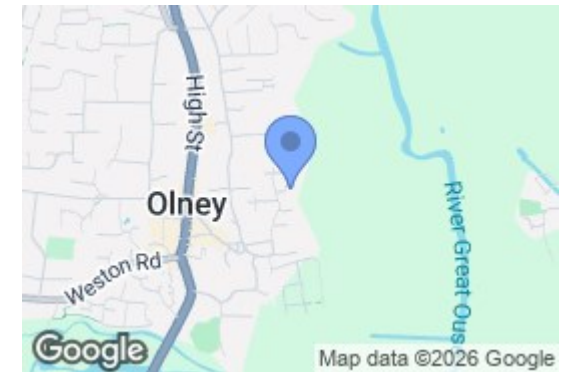




Approximate Gross Internal Area
 Ground Floor = 41.3 sq m / 444 sq ft
 First Floor = 40.1sq m / 432 sq ft
 Garage = 10.2 sq m / 110 sq ft
 Total = 91.6 sq m / 986 sq ft



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.
 © CJ Property Marketing Ltd Produced for Fine & Country



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			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC	84	England & Wales	EU Directive 2002/91/EC	

FINE & COUNTRY

1 Silver End, Olney,
 Bucks MK46 4AL
 01234 975999 olney@fineandcountry.com
www.fineandcountry.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.