

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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8 BERRYWELL DRIVE, BARWELL, LE9 8JW

OFFERS OVER £265,000

Impressive extended 2006 Miller Homes built three storey, four bedroomed semi detached family home, with open views to rear.

Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, public houses, takeaways and with good access to major road links. Well presented with a range of good quality fixtures and fittings including white panel interior doors, spindle balustrades, wooden/ceramic tiled flooring, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, inner lobby, separate WC, fitted kitchen and family room/dining room. Four bedrooms (main with en suite shower room) and family bathroom. Driveway to large brick built garage. enclosed front and enclosed hard landscaped sunny rear garden.

Viewing recommended. Carpets, blinds, dishwasher and fridge freezer included



TENURE
FREEHOLD

COUNCIL TAX BAND - C
EPC RATING - C

ACCOMMODATION

Open canopy porch with outside lighting. Attractive white panel and SUDG front door to:

ENTRANCE HALLWAY

Radiator, wall mounted consumer unit and stairway to first floor. White panel interior doors to:

FRONT LOUNGE

12'5" x 14'7" (3.81 x 4.45)

Feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating a stainless steel living flame pebble effect electric fire. Oak finish laminate wood strip flooring, double panel radiator and thermostat for central heating system. TV aerial point including Sky. Door to:



INNER LOBBY

Ceramic tiled flooring, wired in smoke alarm and door to:

SEPARATE WC

Low level WC and wall mounted sink unit with tiled splashback. Radiator.

FITTED KITCHEN TO REAR

15'10" x 8'2" (4.83 x 2.49)

Range of beech finish fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and two four drawer units with contrasting grey roll edge working surfaces above and tiled splashbacks. Inset four ring stainless steel gas hob unit with stainless steel chimney extractor above. Further matching wall mounted cupboard units and wine racks including two display units with glazed doors. Appliance recess points including plumbing for automatic washing machine and dishwasher. Dishwasher and fridge freezer included. Ceramic tiled flooring and radiator. Feature archway leads to:



FAMILY ROOM/DINING ROOM

11'7" x 14'9" (3.55 x 4.50)

Wood grain flooring, radiator surrounding ornamental radiator cover and vaulted ceiling with two inset double glazed Velux windows. TV aerial point and power point for wall mounted flat screen TV. Cupboard housing gas condensing combination boiler for central heating and domestic hot water with digital programmer. Two UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

White spindle balustrade, single panel radiator and wired in smoke alarm. Stairway to second floor with white spindle balustrades.

BEDROOM TWO TO FRONT

9'4" x 11'5" (2.85 x 3.48)

Radiator.



BEDROOM THREE TO REAR

9'4" x 8'2" (2.87 x 2.50)

Radiator and TV aerial point.



BEDROOM FOUR TO REAR

6'2" x 7'2" (1.89 x 2.19)

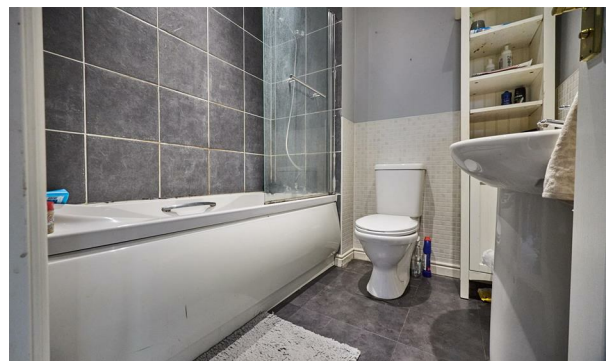
Radiator and telephone point.



FAMILY BATHROOM TO SIDE

6'3" x 6'3" (1.91 x 1.92)

White suite consisting panelled bath with mixer tap, shower attachment above and glazed shower screen to side. Pedestal wash hand basin and low level WC. Contrasting tiled surrounds, radiator, inset ceiling spotlights and extractor fan.



SECOND FLOOR LANDING

Radiator, wired in smoke alarm and door to airing cupboard housing the cylinder with fitted immersion heater for domestic hot water.

BEDROOM ONE TO FRONT

16'1" x 12'4" (4.91 x 3.76)

Hammonds fitted wardrobes the full width on one wall consisting two double and one single wardrobe units, two radiators, TV aerial point. door into the eaves offering further boarded storage space, loft access. Door to



EN-SUITE SHOWER ROOM

3'1" x 7'11" (0.95 x 2.42)

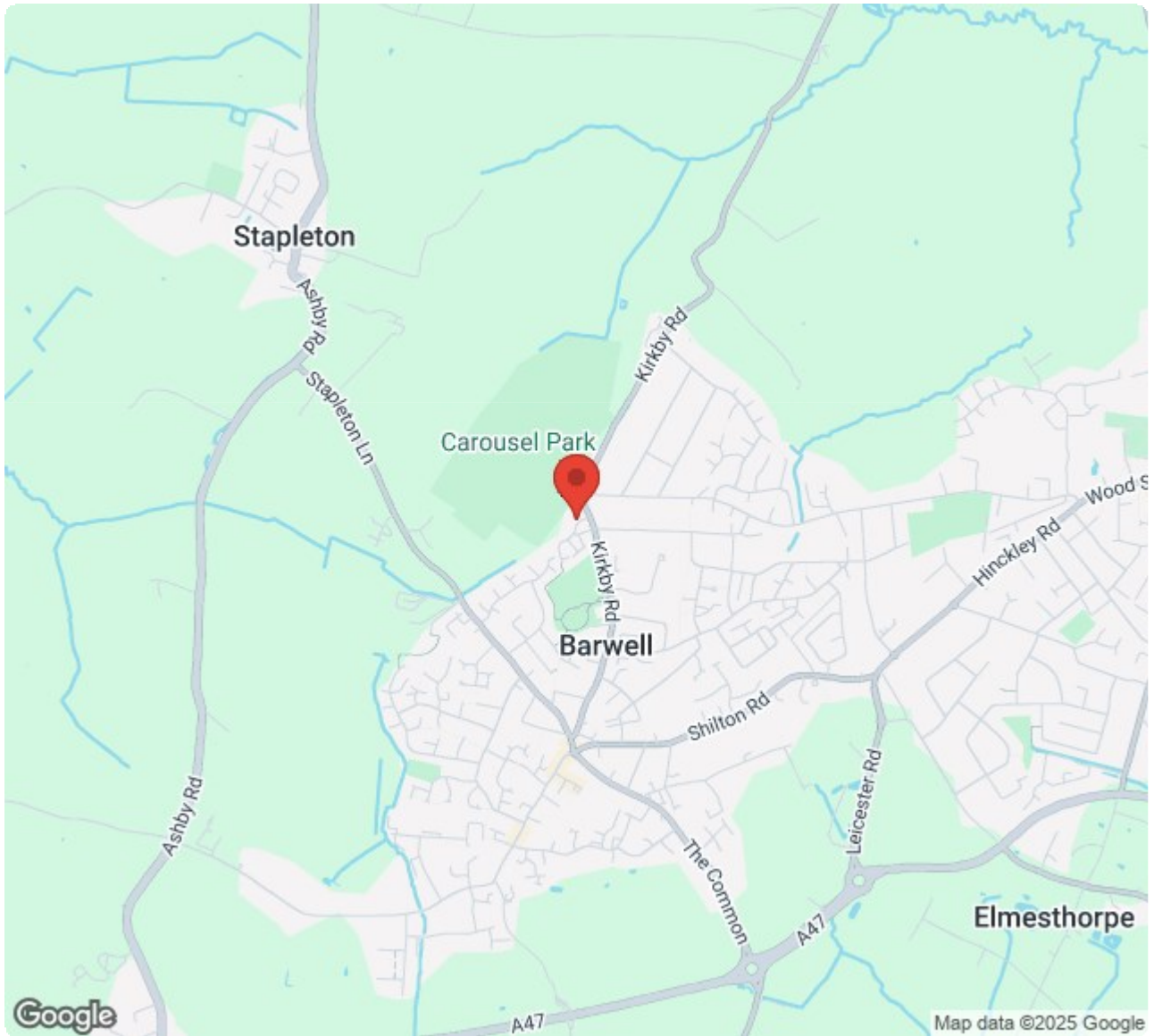
With white suite consisting fully tiled shower cubicle, glazed shower doors, pedestal wash hand basin, low level WC, tiled surrounds. Radiator, inset ceiling spotlights. Shaver point and extractor fan.



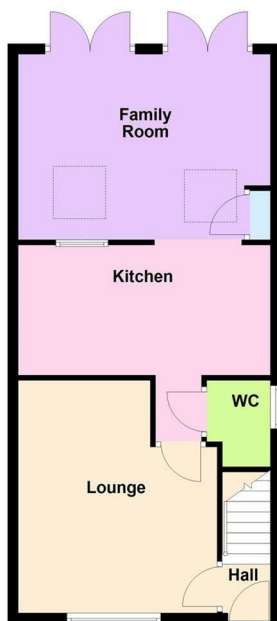
OUTSIDE

The property is nicely situated set back from the road screened behind ornamental wrought iron railings, a slate chipping front garden. A slabbed pathway leads down the side of the property leading to the rear garden which is hard landscaped having a full width L shaped slabbed patio adjacent to the rear of the property beyond which the garden is in Astroturf. There is also an outside tap and light. The garden has a sunny aspect and views over open fields to rear. A covered archway next to the property leads to a tarmacadam driveway and a large brick built garage which measures 3.06m x 5.40m with up and over door to front, wall mounted storage cupboards, light and power.

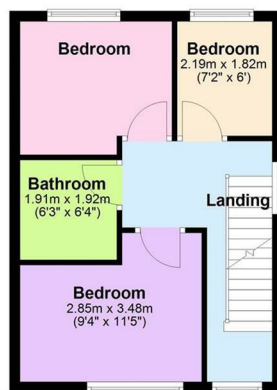




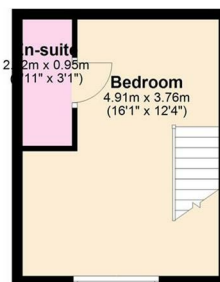
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	72	83
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not environmentally friendly - higher CO ₂ emissions		
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