

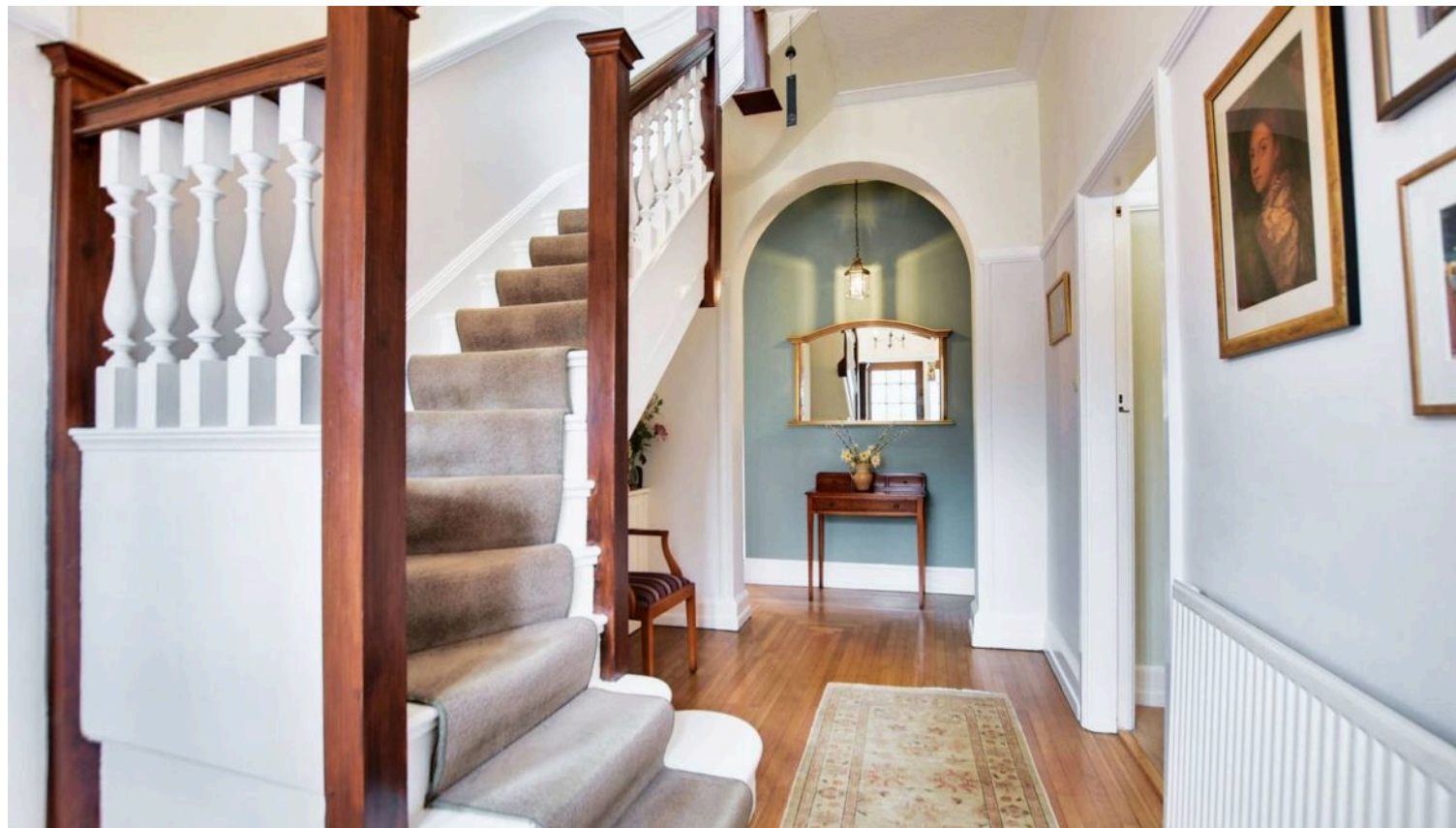


Barrington Road, Stoneygate

Offers Over £700,000

Situated on the tree-lined section, this traditional bay fronted detached property offers BEAUTIFULLY PROPORTIONED ACCOMMODATION throughout. Boasting FOUR DOUBLE BEDROOMS and three reception rooms.





Entrance Porch

With original internal door to entrance hall.

Entrance Hall

With stairs to first floor, picture rail, archway leading to cloaks cupboard, under stairs storage, wooden floor, two radiators.

Ground Floor Shower Room

16' 4" x 4' 3" (4.98m x 1.30m)

With window to the front elevation, inset ceiling spotlights, double tiled shower cubicle, pedestal wash hand basin, low-level WC, Amtico floor, heated towel rail, radiator.

Sitting Room

18' 5" x 14' 10" (5.61m x 4.52m)

Measurements into bay window and recess. With double glazed bay window to the front elevation, two leaded windows to the side elevation, ceiling cornice, picture rail, period open style fireplace with stone surround and marble hearth, original servants bell push to kitchen, radiator.



Family Room

15' 0" x 10' 5" (4.57m x 3.18m)

With double glazed bay window to rear garden, door to rear garden, ceiling coving, picture rail, built-in shelving and storage cupboards, limestone fireplace with coal effect gas fire, wooden floor, radiator.



Kitchen Dining Room

26' 0" x 11' 8" (7.92m x 3.56m)

Measurement narrowing to 7'10" (2.38 m). With two double glazed windows to the rear elevation, double glazed patio doors to the rear elevation, inset ceiling spotlights, ceiling coving, stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in double oven and electric hob with stainless steel chimney hood over, built-in dishwasher, wine rack, original servants bells, tiled floor, part tiled walls, under floor heating.

Utility Room

12' 8" x 4' 9" (3.86m x 1.45m)

With double glazed window to the front elevation, skylight window to the side elevation, ceramic sink with a range of wall and base units with work surface over, plumbing for washing machine, space for dryer, space for freezer, part tiled walls, tiled floor, under floor heating.

Sun Lounge/Office

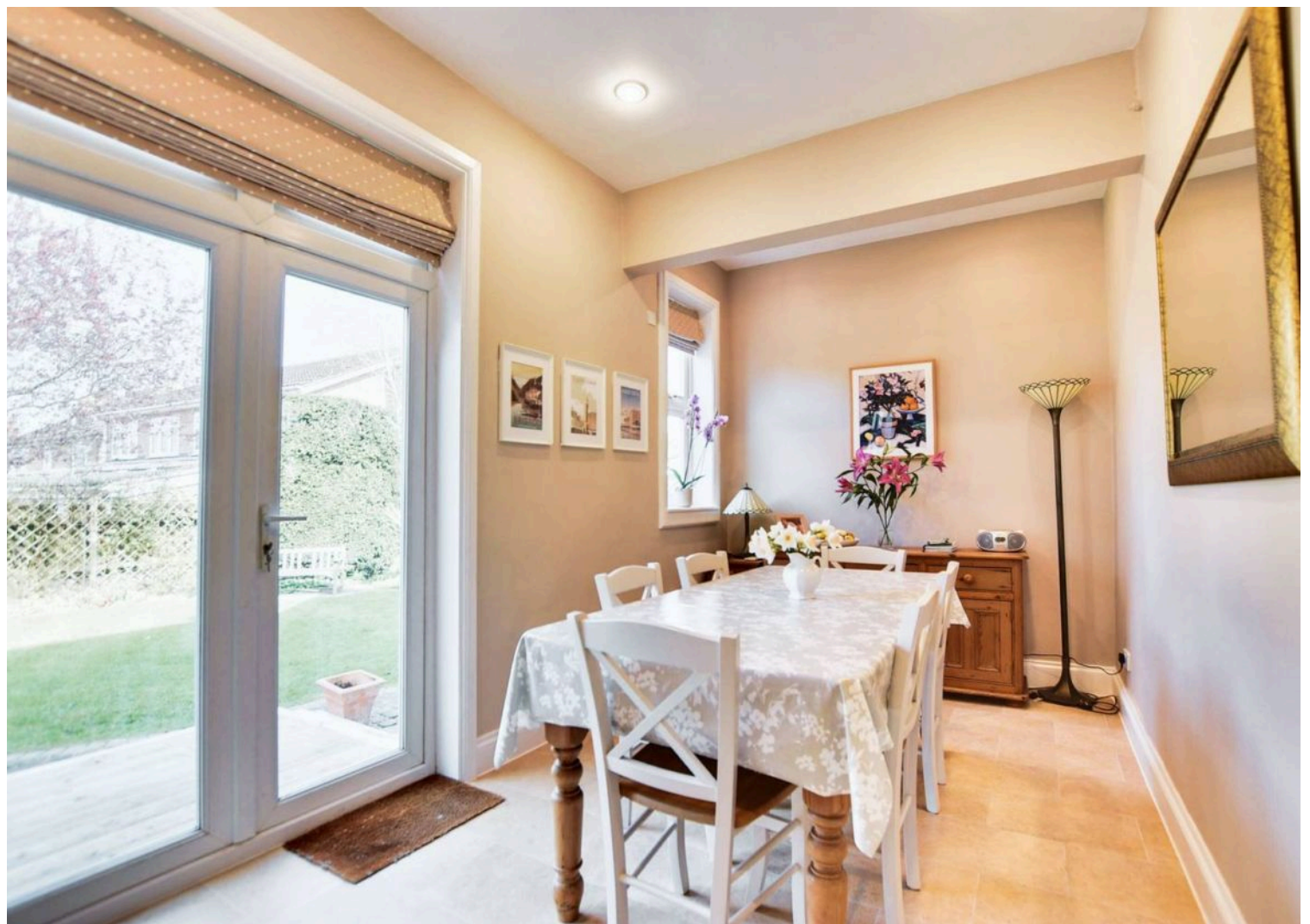
18' 5" x 7' 10" (5.61m x 2.39m)

With double glazed French doors to the side elevation, two skylight windows to the side elevation, inset ceiling spotlights, tiled floor, under floor heating.

First Floor Galleried Landing

With double glazed window to the front elevation, box window seating with storage cupboards, loft access with pull down ladder, picture rail, radiator.









Bedroom One

18' 9" x 14' 1" (5.72m x 4.29m)

With double glazed bay window to the front elevation, ceiling coving, picture rail, box window seating with storage, fitted wardrobes, connecting door to bedroom three, two radiators.

Bedroom Two

16' 1" x 14' 1" (4.90m x 4.29m)

With double glazed window to the front elevation, ceiling coving, picture rail, wash hand basin, radiator.

Bedroom Three

11' 7" x 11' 5" (3.53m x 3.48m)

With double glazed window to the rear elevation, picture rail, original fireplace, connecting door to bedroom one, laminate floor, radiator.

Bedroom Four

13' 10" x 10' 6" (4.22m x 3.20m)

With double glazed window to the rear elevation, picture rail, fireplace, fitted wardrobes, laminate floor, radiator.

Bathroom

10' 1" x 7' 8" (3.07m x 2.34m)

With double glazed window to the rear elevation, roll top bath with shower over, pedestal wash hand basin with storage below, original storage cupboards, Amtico floor, radiator.

Separate WC

7' 9" x 3' 2" (2.36m x 0.97m)

With double glazed window to the rear elevation, low-level WC, wash hand basin, radiator.

Front Garden

A landscaped front garden with dwarf hedging, paved pathway, lawn, well stocked flowerbeds and shrubs, stoned flowerbed.

Rear Garden

A well designed and landscaped rear garden with decked area accessed from the sun lounge and kitchen dining room, steps leading to laved patio area, block paved patio area, circular shaped lawn, flowerbeds and shrubs, water feature, mature tree, pergola with mature vine, circular paved seating area below, fenced and walled perimeter, gate to side access.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Driveway

Gravelled driveway leading to block paved driveway.

Garage

Measuring 16'5" x 9'6". With roll up and over door to the front elevation, wall mounted boiler, window to the side elevation, power and lighting.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

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