



13 Hope Drive
Barton Seagrave, NN15 4AP



Simpson & Partners

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About the Property

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The heart of the home is the upgraded 21' kitchen/breakfast/family room, complete with top of the line built in and integrated appliances with luxurious granite work surfaces. Perfect for entertaining or relaxing, the property also features a spacious 16' living room with French doors onto the rear garden, a dedicated dining room, and a study for those who work from home.

The main bedroom spans an impressive 16' with dressing room with fitted wardrobes which also includes a lavish en-suite bathroom with a separate shower cubicle. The second bedroom also benefits from an en-suite shower room, while two additional double bedrooms provide space for family or guests. The four-piece family bathroom is equally impressive, featuring a separate shower cubicle for added convenience.

Step outside and enjoy the meticulously landscaped rear garden, ideal for alfresco dining or simply unwinding after a long day. The property also offers off-road parking and a double garage, providing secure storage for vehicles and belongings.

This superb family home must be seen to be fully appreciated. Schedule an internal viewing today and experience the epitome of modern luxury living.

Price £562,500



Entrance Hall:
Downstairs WC:
Living Room:
Dining Room:
Study:
Kitchen/Breakfast/Family Room:
Utility Room:
First Floor Landing:
Bedroom 1:
Dressing Room:
En-Suite Bathroom:
Bedroom 2:
En-Suite Shower Room:
Bedroom 3:
Bedroom 4:
Family Bathroom:
Front Garden:








Superb Landscaped Enclosed Rear Garden





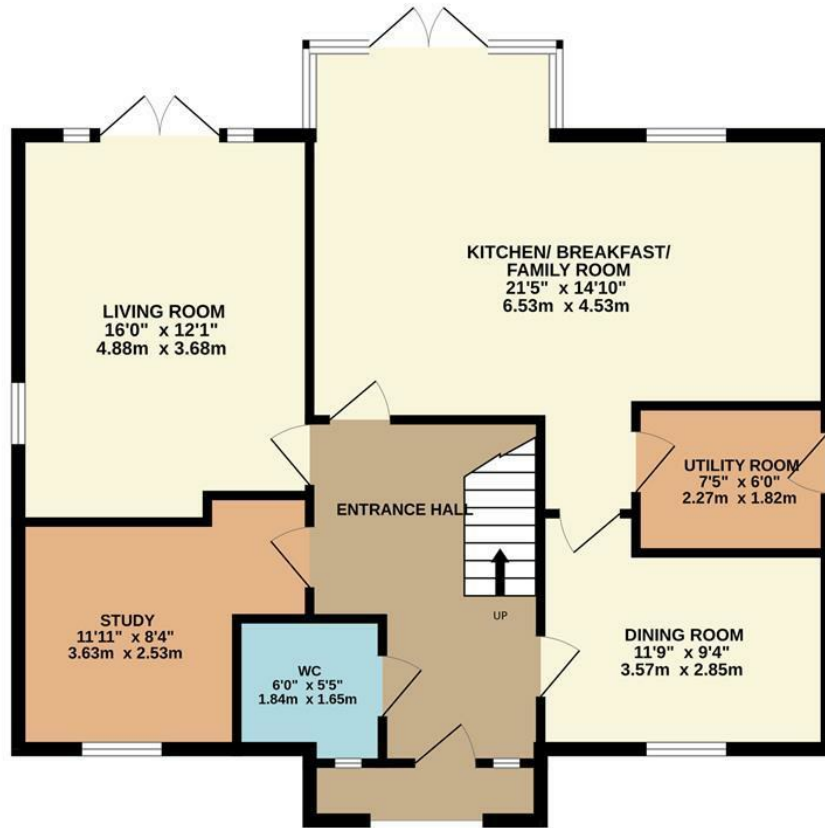


Energy Efficiency Rating

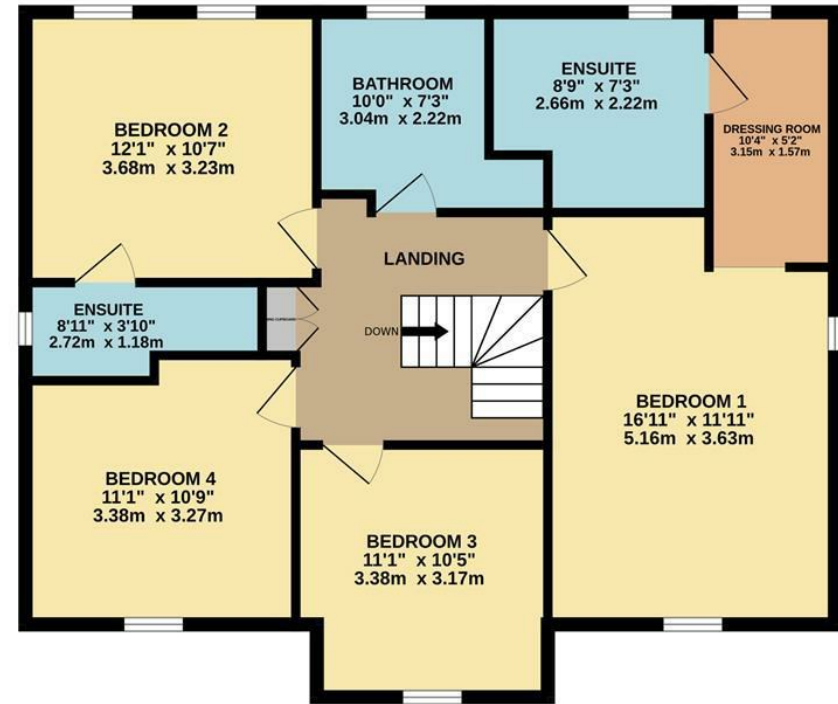
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 1812 sq.ft. (168.3 sq.m.) approx.

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