





£525,000

Situated in the desirable location of Barleyhurst Park is this converted five-bedroom detached family home set in a quiet cul-de-sac. The ground floor briefly comprises a lounge/diner, family room, kitchen, utility room, fifth bedroom, and downstairs cloakroom. On the first floor you have four bedrooms, a family bathroom and en-suite to the main bedroom. Externally, the property benefits from a front garden, south-facing rear garden as well as a single garage with off-road parking.

Property Description

ENTRANCE

Composite front door with obscure double glazed insert to:

ENTRANCE HALL

Coving to ceiling, radiator, stairs to first floor, Oak laminate flooring, doors to bedroom five, kitchen, dining room, lounge and cloakroom.

CLOAKROOM

Radiator, extractor fan, low level w.c. wall mounted wash hand basin, complementary tiling, tiled flooring.

LOUNGE

Double glazed window to front aspect. Oak laminate flooring, coving to ceiling, radiator, fitted gas fireplace with marble effect hearth, flow through to family room.

DINING ROOM

Double glazed window to rear aspect, double glazed french door to rear garden. Wall mounted light, Oak laminate flooring.

FAMILY ROOM

Double glazed window to side aspect. Oak laminate flooring, coving to ceiling, radiator. Double glazed french door to garden and double glazed window to rear aspect.

KITCHEN

Double glazed window to rear aspect, door to utility room. Fitted with a range of base and eye level units with work surface over, space for dish washer and fridge, stainless steel one and a half bowl single drainer sink unit with mixer tap, breakfast bar, built in electric double oven, five ring gas burner hob with extractor fan over, tiled flooring, radiator, complementary tiling.

UTILITY ROOM

Double glazed window to rear aspect, courtesy door to garage. Obscure double glazed door to rear garden to side. Space for washing machine, tumble dryer and fridge. Fitted with a range of wall mounted and floor standing units with roll top work surface over, stainless steel single drainer sink unit with mixer tap, radiator.

BEDROOM FIVE

Double glazed window to front aspect. Wood effect flooring, coving to ceiling, vanity wash hand basin.

LANDING

Double glazed window to front aspect. Storage cupboard providing storage shelving, access to loft space housing combi boiler. Doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed bay window to front aspect. Radiator, built in wardrobe providing hanging space with mirror sliding door, door to en-suite.

EN-SUITE

Obscure double glazed window to rear aspect. Wall mounted wash hand basin, low level w.c. extractor fan, tiled flooring, spotlights, walk in double shower with splash back tiling and raindrop shower head.

BEDROOM TWO

Double glazed window to rear aspect. Built in wardrobe providing hanging space, radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator, built in wardrobe providing hanging space.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BATHROOM

Obscure double glazed window to rear aspect. 'P' shaped panelled bath with mixer tap and shower over, wall mounted wash hand basin with splash back tiling, low level w.c., heated towel rail, extractor fan, spotlights.

OUTSIDE

GARAGE

Up and over door, power and light, eaves storage.

FRONT GARDEN

Security light, block paved providing off road parking for numerous vehicles, lawn area, mature hedges, gated side access, wall mounted light, enclosed porch area.

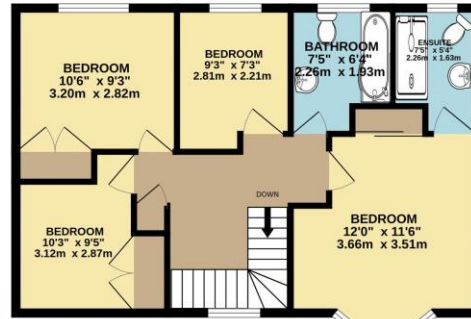
CORNER PLOT GARDEN

A south-facing rear garden that is fully enclosed by timber fencing, outside tap, outside power, patio and lawn areas, flower and shrub beds, low level brick wall, outside wall mounted light, mature hedge borders, gated side access.

GROUND FLOOR
1040 sq.ft. (96.6 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



Michael ANTHONY

TOTAL FLOOR AREA: 1616 sq.ft. (150.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	80
(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	

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