







**£530,000**

Positioned in a cul-de-sac location on the popular housing development of Barleyhurst Park is this four bedroom detached family home. The property boasts a double garage with ample off road parking, downstairs cloakroom, separate receptions room and an en-suite to master bedroom. Further benefits include a refitted kitchen and family shower room. This property is being sold with no upper chain.

# Property Description

## ENTRANCE

Double glazed door to entrance hall.

## ENTRANCE HALL

Frosted double glazed window to side aspect. Radiator, stairs to first floor, doors to cloakroom, kitchen and lounge.

## CLOAKROOM

Frosted double glazed window to front aspect. Low level w.c., vanity wash hand basin with mixer tap, tiled floor, heated towel radiator.

## KITCHEN

Frosted double glazed door to side, two double glazed windows to side aspect. Range of wall mounted and floor standing units with square edge work surface, stainless steel single drainer sink with mixer tap, space for Range cooker, extractor hood, radiator, part tiled walls, tiled floor, storage cupboard, doors to utility room and dining room.

## DINING ROOM

Two double glazed windows to rear aspect, double doors to lounge. Storage cupboard, radiator.

## LOUNGE

Double glazed bay window to front aspect, double glazed sliding door to rear aspect. Two radiators, feature fireplace.

## UTILITY ROOM

Frosted double glazed window to front aspect. Space for fridge/freezer, washing machine and dishwasher, wall mounted boiler, tiled splash back, tiled floor.

## LANDING

Storage cupboard, access to loft space, doors to bedrooms and bathroom.

## BEDROOM ONE

Two double glazed windows to front aspect. Storage cupboard, built in wardrobe, radiator, door to en-suite.

## EN-SUITE

Frosted double glazed window to side aspect. Low level w.c., wash hand basin, panelled bath with shower attachment over mixer tap, tiled walls.

## BEDROOM TWO

Double glazed window to front aspect. Built in wardrobe, radiator.

## BEDROOM THREE

Two double glazed windows to rear aspect. Radiator, built in wardrobe.

## BEDROOM FOUR

Double glazed window to rear aspect. Radiator, storage cupboard.

## BATHROOM

Frosted double glazed window to rear aspect. Fully tiled walls and floor, full length shower, vanity wash hand basin with mixer tap and low level w.c. heated towel radiator.

## OUTSIDE

### DOUBLE GARAGE

Double garage with two up and over doors, power and lights, courtesy door to garden.

### FRONT GARDEN

Laid to lawn with pathway to front door, shrub border, outside light.

### REAR GARDEN

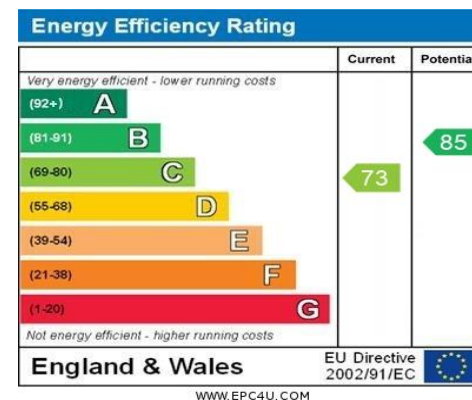
Laid to lawn with patio area, enclosed by timber fencing panels, flower and shrub border, outside tap.

## Approximate Gross Internal Area 1580 sq ft - 146 sq m

Ground Floor Area 661 sq ft – 61 sq m

First Floor Area 614 sq ft – 57 sq m

Garage Area 305 sq ft – 28 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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