



Blackberry Close, Barleythorpe



3



2



1

£975 PCM



## Key Features

- AVAILABLE IMMEDIATELY
- END TERRACE HOME
- THREE BEDROOMS
- ENSUITE
- SPACIOUS LIVING SPACE
- OFF ROAD PARKING
- EPC - b
- EPC rating B





Set in the heart of Barleythorpe, within a short walk of the popular picturesque town centre and the local train station is this well-presented end terraced family home. The property is in a 'move-in' condition and boasts a well-proportioned living room, kitchen/breakfast room, downstairs WC, three spacious bedrooms, family bathroom, off road parking and a rear garden.

As you enter the property via the front door you are welcomed by the light and airy entrance hall, a fantastic space to leave any coats or shoes. From here you will find the stairs flowing to the first-floor accommodation and a door giving access to the living room. The living room sits to the front of the property, with a window overlooking the front aspect, giving access to the useful under-stairs cupboard. The kitchen/breakfast room sits to the rear and has the use of floor-to-wall base units and a set of double doors leading to the rear garden. From the first floor landing, you have three bedrooms, with the master featuring built-in storage and an en-suite shower room and a useful storage cupboard. Upstairs is finished with the three-piece bathroom.

Externally the property benefits from off-street parking for two vehicles. A side gate leads to the easily maintained rear garden, which is mainly laid to lawn with a patio area.

Entrance Hall

Lounge

3.81m x 4.93m (12.5ft x 16.2ft)

WC

1.02m x 1.75m (3.3ft x 5.7ft)

Kitchen/Breakfast Room

4.9m x 3.1m (16.1ft x 10.2ft)

Landing

Bathroom

2.03m x 1.93m (6.7ft x 6.3ft)

Bedroom One

4.11m x 3.23m (13.5ft x 10.6ft)

Ensuite

1.27m x 1.68m (4.2ft x 5.5ft)

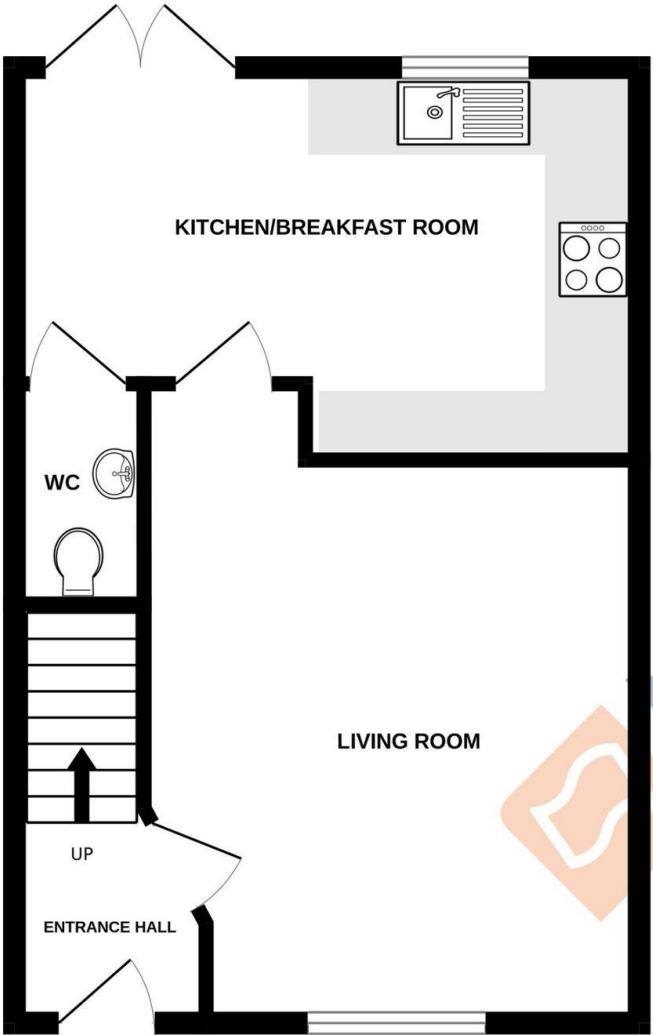
Bedroom Two

2.77m x 2.72m (9.1ft x 8.9ft)

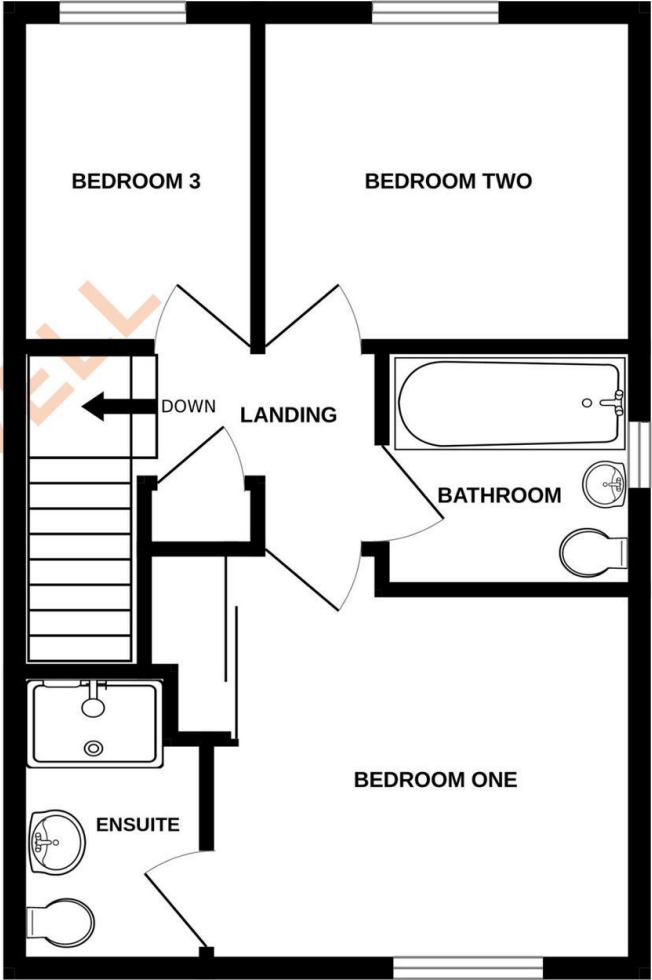
Bedroom Three

2.06m x 2.69m (6.8ft x 8.8ft)

GROUND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

