



PORTFOLIO
from



william h brown

Hen & Chicken Yard, Barnby, Newark, NG24 2SP

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**** NO ONWARD CHAIN! **** *This spacious four bedroom detached family home is ideally located in a small Cul-de-Sac off Front Street within the sought after village of Barnby. The property offers fantastic accommodation throughout with four bedrooms, front and rear gardens, double garage and driveway.*



Entrance Hall

Entrance hall with door into the dining room, double glazed window to the side and radiator.

WC/Cloakroom

Leading off the entrance with WC, wash hand basin, radiator and obscured double glazed window to the side.

Living Room

13' 10" max x 25' 4" (4.22m max x 7.72m)

Leading off the dining room with fireplace, two radiators, two double glazed windows to the front and double glazed French doors to the rear garden.

Dining Room

15' 5" x 14' 10" max (4.70m x 4.52m max)

Leading off the entrance hall with radiator, double glazed window to the front and stairs rising to the first floor.

Kitchen/Diner

25' 9" x 12' 7" max (7.85m x 3.84m max)

A generously sized kitchen/diner with a range of low and eye level units with part tiled walls, electric hob, double oven, integrated fridge/freezer, integrated dishwasher and sink and drainer. Additionally the kitchen offers two double glazed windows to the rear and double glazed French doors to the rear. Door leading into the utility.



Utility Room

7' 5" x 8' 10" (2.26m x 2.69m)

A range of low and eye level units with par tiled walls, plumbing for a washing machine, sink and drainer with door to the rear garden and also door into the double garage.

First Floor

Landing

Landing with loft hatch access, radiator and access to all four bedrooms and family bathroom.

Bedroom One

28' 6" max x 25' 4" (8.69m max x 7.72m)

A fantastic DOUBLE bedroom with two radiators, double glazed window to the front and double glazed doors to the Juliette balcony with views of the countryside. Additionally there are built in wardrobes with a dressing area as you walk into the bedroom.

En-Suite

A four piece en-suite bathroom with WC, wash hand basin, bidet and bath with shower over. Obscured double glazed window to the rear.

Bedroom Two

13' 11" max x 13' 6" (4.24m max x 4.11m)

A further DOUBLE bedroom with radiator and double glazed doors to the Juliette balcony with views of the countryside.

En-Suite

A three piece en-suite with WC, wash hand basin, shower and obscured double glazed window to the rear.

Bedroom Three

11' 7" x 13' 11" (3.53m x 4.24m)

Another DOUBLE bedroom with two double glazed windows to the front and radiator.

Bedroom Four

8' 11" x 12' 2" (2.72m x 3.71m)

A good sized fourth bedroom with radiator and double glazed window to the front.

Family Bathroom

A three piece family bathroom with WC, wash hand basin, shower and obscured double glazed window to the rear.

Outside

Front Garden

The front of the property benefits from a laid to lawn area, block paved driveway for multiple cars, double garage, paved path to the front door and gate to the rear.

Rear Garden

The rear of the property is enclosed with timber fencing, mainly laid to lawn, borders with planting and paved patio.

Double Garage

Double garage with two up and over doors with pedestrian door straight into the utility room.







Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Hen & Chicken Yard, Barnby, Newark, NG24 2SP

**** NO ONWARD CHAIN! **** William H Brown are pleased to present this spacious four bedroom detached family home ideally located in the sought after village of Barnby. The ground floor comprises of Entrance hall, WC/Cloakroom, Living room, Dining room, Kitchen and Utility room. The first floor comprises of Landing, Master bedroom with En-suite, Bedroom two with En-suite, Bedroom three, Bedroom four and Family bathroom. Externally the property benefits from being located in a private Cul-de-Sac off Front Street. The front of the property offers a low maintenance frontage with a block paved driveway for multiple cars, double garage, side gate to the rear and a small laid to lawn area. The rear of the property is enclosed with timber fencing with mainly laid to lawn, paved patio, countryside views and borders for planting.

Barnby is located approximately three miles from Newark-on-Trent and provides good access to the A17 and the A1. The property is situated off Front Street within a small Cul-de-Sac.

Offers in the region of

£450,000

EPC Rating: A

Council Tax Band: A

Tenure: Freehold



To find out more information or to arrange a viewing call

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