



SYMONDS + GREENHAM

Estate and Letting Agents



10 Coachwell Gardens, Barton Upon Humber, DN18 5FW **Offers over £250,000**

4 BED SEMI DETACHED TOWNHOUSE - QUIET CUL DE SAC LOCATION - OFF STREET PARKING - GENEROUS REAR GARDEN - ENSUITE TO MASTER - 20 FOOT OPEN PLAN KITCHEN DINER

Presenting a contemporary gem in Barton upon Humber, this four-bed semidetached townhouse, just 2 1/2 years old, epitomizes modern living and comes with new build warranty. Nestled in a tranquil cul-de-sac, it boasts off-street parking, a sun-soaked rear garden, and a 20-foot kitchen diner adorned with integrated appliances. The master bedroom features an ensuite, complemented by a family bathroom for added convenience. The stylish interior extends to a separate lounge with a cozy log burner, providing the perfect setting for relaxation. Meticulously designed and well-maintained, this property offers a harmonious blend of comfort and elegance, promising a coveted lifestyle in a sought-after location. Don't miss the chance to call this sunlit haven home.

DONT MISS OUT.....BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor



LOUNGE

10'7 max x 12'9 max (3.23m max x 3.89m max)

with multifuel log burner



KITCHEN/DINER

17'6 max x 20'9 max (5.33m max x 6.32m max)

A stunning open plan living space



KITCHEN

With a range of eye level and base level units, with complementing worksurfaces, range of integrated appliances, including fridge, freezer, dishwasher, washing machine, electric oven and microwave, conduction hob with overhead extractor fan, sink and drainer unit and pantry cupboard



DINER

with French doors to the rear garden



DOWNSTAIRS WC

with low level WC and pedestal hand basin



FIRST FLOOR

LANDING

With stairs to the second floor



BEDROOM ONE

10'6 max x 12'5 max (3.20m max x 3.78m max)

An excellent sized double bedroom with ensuite shower room



BATHROOM

5'1 max x 10'2 max (1.55m max x 3.10m max)

with low level WC, pedestal hand basin, heated towel rail, panelled bath with overhead shower attachment and tiled to splashback areas



ENSUITE

With low-level WC, vanity hand basin unit, heated towel rail, corner shower cubicle with overhead shower attachment, and tiles to splashback areas



SECOND FLOOR

LANDING



BEDROOM TWO

11'7 max x 10'2 max (3.53m max x 3.10m max)

A second good sized double bedroom



BEDROOM THREE

10'6 max x 8'6 max (3.20m max x 2.59m max)

A third double bedroom



BEDROOM FOUR

10'6 max x 6'8 max (3.20m max x 2.03m max)



OUTSIDE

The property benefits from a street parking for two vehicles on the front drive and a generous rear garden that is quite the Sun trap laid mainly to lawn.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C

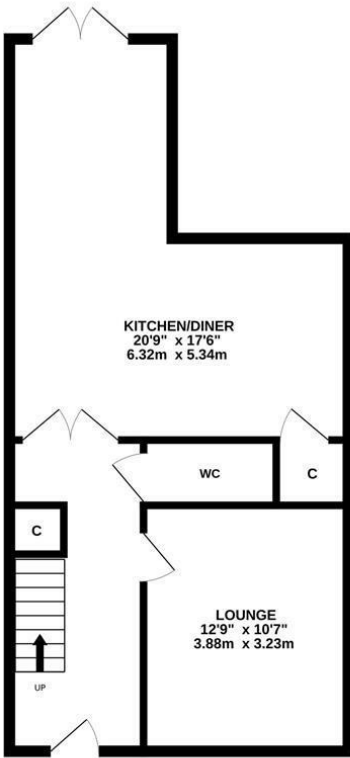
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

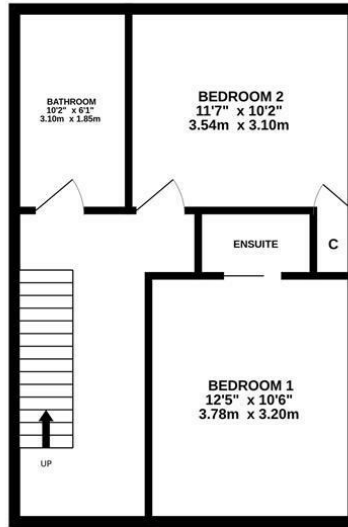
DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

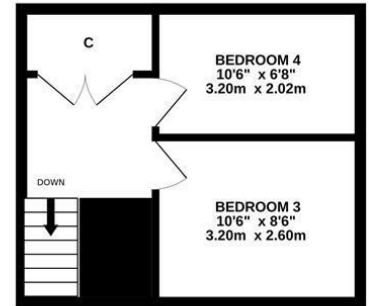
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 plus) A	93
(81-91) B	84
(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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC