



Swepstone Road

Measham

Offers Over £875,000



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Tenure
Freehold

Accommodation Details

External and Approach

This beautiful brick built barn conversion was previously a Milking Parlour. It is located on a private driveway and set within an acre plot. Following the sweeping drive which runs alongside Gilwiskaw Brook you will be led through wooden gates passed a lawned area with small orchard taking you up to the property.

Entrance

With multiple entrances to this property, the main door is located up six, wide, stone flagged steps onto a huge patio area with brick built pillars and wooden railings. Entrance into this property is via a grey composite modern door with glass panel into the utility room.

Utility Room

15'3" x 12'0" (4.66 x 3.68)

A large utility space with high beamed ceilings and three Velux windows. This room has been decorated in soft grey and white with complimenting wall and base units and grey worktops. To the floor you have large grey stone with under floor heating flowing through the property. This room has plumbing for multiple appliances along with a grey composite hand basin with flexi hose tap. The utility room also allows access into the rear garden via a white composite stable door with glass panel. To the ceiling you will also find two pendant ceiling lights.

Cloakroom

4'11" x 4'5" (1.51 x 1.37)

Convenient and modern space with the flooring following through from the utility area. This room has a window looking out to the front of the property along with a dual flush WC and wall mounted, vanity enclosed hand basin. This room has a spotlight to the ceiling and also houses the electrical consumer unit.

Open Plan Kitchen

14'8" x 8'4" (4.49 x 2.56)

The living room kitchen and dining area are all the hub of the home here in a large open plan area. You will find the flooring from the utility room following through,

The kitchen perfectly matches the utility room with the grey wood affect composite base units with built-in recycling and integrated dishwasher. This room also has a grey composite hand basin along with a swan next chrome mixer tap and large black Aga. The kitchen has two windows looking out over the rear garden along with, 2 Velux windows allowing plenty of natural light.

Open Plan Dining Room

14'9" x 10'2" (4.50 x 3.10)

The dining area has an additional window looking out over the front aspect of the property along with two additional Velux windows and a large timber beam with spotlights. The decor and flooring from The Kitchen and Utility Room flow through.

Open Plan Living Room

18'2" x 17'8" (5.54 x 5.40)

Moving into the living area you'll find a large space with two patio doors. One leads to the front aspect and the second leads to the rear of the property. The downstairs of this conversion has all underfloor heating and spotlights to the ceiling. This Open Plan living area is tastefully decorated in a soft grey.

Family Bathroom

9'7" x 9'6" (2.93 x 2.91)

A large family bathroom located on the ground floor. Tastefully decorated in dusty pink with tiles around the bath and shower and behind the basin. The bathroom comprises of a large window fitted with privacy glass, spotlights to the ceiling along with extractor fan. There is a large black vanity basin with black mixer tap.. A white dual flush, wall mounted WC and an 'L' shaped white bath with black accessories including glass and black framed shower screen, black mixer taps, black plug and dual head black shower.

Hallway

A grand and spacious feeling hallway with doors leading out onto the patio and really allowing you to enjoy the views over the front aspect. Decorated in a soft grey with a large Velux window. This area leads up to the first floor with split staircase which is currently carpeted in grey with wooden banisters and spindles. The hallway also houses a large under stairs storage cupboard. This are of the house also feeds off to the Family Bathroom, Bedroom Three and Bedroom Four.

Bedroom One

20'9" x 12'0" (6.33 x 3.67)

A fantastic bedroom located on the first floor leading off from the spit split staircase. This is a large room with three Velux windows and multiple spotlights to the ceiling. It is currently decorated in a tasteful light green and white with storage areas in the eaves. This room also has grey carpets following up from the staircase.

Bedroom One En Suite

12'9" x 5'10" (3.89 x 1.79)

A very large ensuite shower room. This room has lino fitted to the floor

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and the green from the bedroom flows through with green tiles behind the His and Hers wall mounted vanity basins and around the shower cubicle which is fitted with a glass shower screen and two shower heads. There is also a dual flush WC and a papered feature wall along with spotlights to the ceiling and built-in extractor fan.

Bedroom Two

14'10" x 12'0" (4.53 x 3.67)

Another fabulous room branching off with its own staircase. This double bedroom allows for loft access as well as having a Velux window and window to the side of the property. Currently decorated in a soft salmon colour with grey Carpets this is a generous double bedroom leading into an ensuite.

Bedroom Two Ensuite

7'0" x 5'10" (2.14 x 1.79)

A beautifully decorated and modern ensuite shower room. With grey lino flooring this room is decorated with pink and white tiles around the shower and white walls and ceiling with spotlights and a Velux window. The bathroom comprises of a dual flush wall mounted WC, vanity basin with fitted mirror and shelf along with large shower cubicle with double heads.

Bedroom Three

11'10" x 11'10" (3.62 x 3.61)

A large double bedroom with three windows allowing in plenty of natural light with views over the rear and side garden. This room is currently decorated in a soft neutral tones with spotlights to the ceiling and grey carpets.

Bedroom Four

17'4" x 11'2" (5.30 x 3.42)

Located just off of the main entrance hall this room is located at the rear of the property and currently decorated in white with grey carpets to the floor and spotlights to the ceiling. This room has a high window looking out over the rear garden and is a generous double bedroom.

Rear Garden

The south east facing rear garden is private with fencing around the perimeter and running the width of the property. With raised flowerbeds and large lawn space the gravel driveway and path wrap around.

Postcode For Sat Navs

DE12 7HS

Local Authority and Council Tax Band

NWLDC

Band F

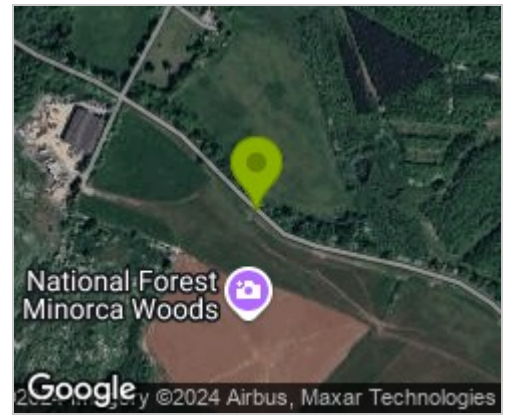
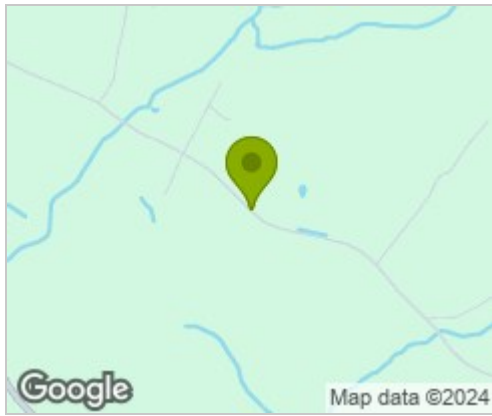
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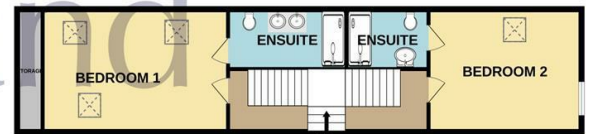
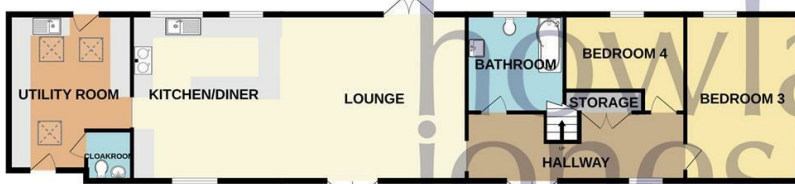
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GROUND FLOOR

1ST FLOOR



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Council Tax band: F. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	86
(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	

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