







**EXECUTIVE DETACHED HOME, WHICH WILL SIMPLY WOW ALL PURCHASERS, POSITIONED ON A LOVELY PLOT AND STYLISHLY PRESENTED THROUGHOUT.** This stunning four double bedroom home on Earlswood Court in the sought after village of Barnby Dun, is the perfect family home with excellent living accommodation and a delightful enclosed garden. The property is fabulous in presentation, it will definitely not disappoint and an early viewing is highly recommended to avoid disappointment. It briefly comprises of entrance hallway, WC, lounge, sitting room, open plan living/dining kitchen with two bi-folding doors to the garden, separate utility room, stairs to the first floor landing, master bedroom with en-suite shower room and en-suite bathroom, three further spacious double bedrooms with en-suite facilities, front paved driveway providing off street parking, double attached garage, enclosed rear garden and **HOT TUB INCLUDED.**

#### **ENTRANCE HALL**

16' 6" x 12' 2" (5.03m x 3.73m) This delightful detached home is accessed via the beautiful stained glass front facing door with two front facing stained double glazed feature windows offering the WOW before you have even walked in, an oak/glass feature staircase provides access to the first floor, under stairs storage cupboard, tiled flooring, alarm system, under floor heating and door to the WC.

#### **WC**

4' 0" x 6' 7" (1.23m x 2.02m) Benefitting from a stylish feature wash hand basin within a vanity unit, low flush WC, tiled flooring, partially tiled walls, extractor fan and spotlights.

#### **LOUNGE**

16' 2" x 16' 1" (4.93m x 4.92m) Beautiful cosy reception room with front facing double glazed bay with modern sash





windows, lovely feature log effect gas fire, under floor heating and a television point.

### **SITTING ROOM**

11' 2" x 13' 6" (3.41m x 4.12m) Currently utilised as a television room this further sitting room is versatile in use with side facing double glazed sash window and under floor heating.

### **LIVING KITCHEN/DINER**

38' 7" x 14' 2" (11.78m x 4.34m increasing to 4.93m max) A stunning part of this lovely family home with open plan living/dining kitchen, benefitting from two separate rear facing double glazed bi-folding doors to the patio area, feature log effect gas fire, tiled flooring throughout, under floor heating, door to the utility room, superb central island with granite work surface incorporating a single and half sink with extendable tap, four ring NEFF induction hob with concealed ceiling extractor fan, lovely fitted cabinetry at both eye and base level, electric NEFF oven with separate microwave/grill, warming drawer, integrated dishwasher, integrated fridge, integrated freezer, space for a wine cooler and spotlights to the ceiling.

### **UTILITY ROOM**

7' 2" x 16' 2" (2.19m x 4.94m) Useful extra utility space with modern fitted units at eye and base level, work surfaces incorporating a single bowl sink with drainer, plumbing for a washing machine, side facing double glazed window, side facing double glazed door, spotlights, and extractor fan.

### **STAIRS**

Stunning oak/glass staircase leading from the entrance hallway to the first floor landing.

### **LANDING**

12' 0" x 12' 4" (3.67m x 3.76m) Generous landing space with front facing double glazed sash window, storage cupboard, radiator and spotlights.



### **MASTER BEDROOM**

11' 3" x 14' 3" (3.45m x 4.36m) Fabulous master bedroom with doors to the choice of en-suite shower room and en-suite bathroom/dressing room, rear facing double glazed sash window, radiator and spotlights to the ceiling.

### **ENSUITE BATHROOM/DRESSING ROOM**

7' 8" x 8' 9" (2.35m x 2.69m) Once a dressing room this now has an additional freestanding egg shaped bath with central taps, side facing double glazed window, radiator and spotlights.











#### ENSUITE SHOWER ROOM

11' 3" x 6' 11" (3.43m x 2.12m) Immaculately presented shower room with low flush WC, wash hand basin within a vanity unit, walk-in shower area with glass divide, rainfall shower head, concealed chrome controls, partially tiled walls, spotlights, heated towel radiator, extractor fan and front facing double glazed frosted window. Majority are Porcelanosa fittings.

#### BEDROOM

14' 0" x 11' 7" (4.28m x 3.55m) Further spacious double bedroom positioned at the front of the property with fitted wardrobes, front facing double glazed sash window, radiator and door to the en-suite bathroom.

#### ENSUITE BATHROOM

7' 4" x 7' 4" (2.24m x 2.26m) Benefiting luxury Porcelanosa fittings comprising of another freestanding bath, wash hand basin within a vanity unit, low flush WC, partially tiled walls, laminate flooring, spotlights, extractor fan, heated towel radiator and side facing double glazed frosted window.

#### BEDROOM

11' 1" x 14' 4" (3.39m x 4.37m) Great views over the rear garden from this double bedroom with rear facing double glazed modern sash window, radiator and door to the shower room.

#### ENSUITE SHOWER ROOM

5' 9" x 5' 9" (1.76m x 1.77m) This shower room offers, shower cubicle with dual shower head, wash hand basin, low flush WC, partially tiled walls, tiled flooring, spotlights and a heated towel radiator.

#### BEDROOM

11' 0" x 13' 0" (3.37m x 3.98m) Fantastic double bedroom with door to the en-suite shower room, rear facing double glazed sash window and radiator.

#### ENSUITE SHOWER ROOM

5' 9" x 5' 8" (1.76m x 1.75m) Rear facing double glazed window, heated towel radiator, shower cubicle with dual



shower head, wash hand basin, low flush WC, tiled flooring, partially tiled walls, spotlights and an extractor fan.

#### FRONT GARDEN/DRIVEWAY

Open access to a large paved area providing off street parking in front of the house/double garage and benefits from a wall enclosure.

#### DOUBLE ATTACHED GARAGE

The double garage has an electric door and benefits from a water tap, power points and lighting.

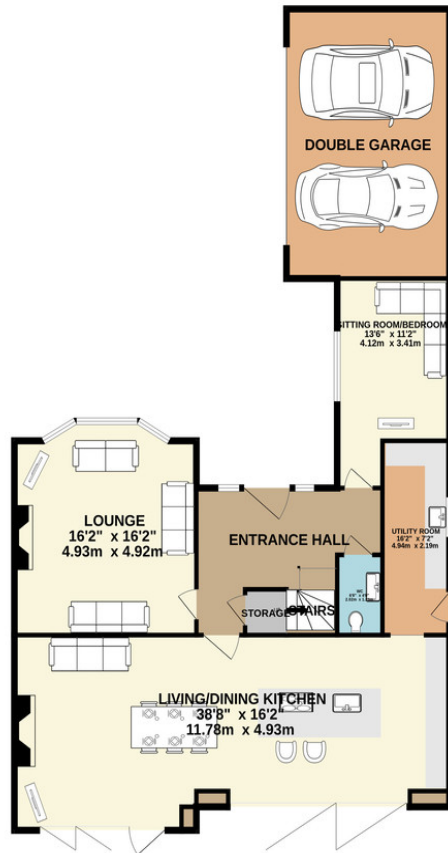
#### REAR GARDEN

A major selling feature of this home is the beautiful fence enclosed rear garden with mature trees/bushes and flower beds surrounding a central lawned area with pebbled borders, patio area perfect for outside dining/BBQs, lower patio area, lower hot tub area with gazebo, overlooking trees to the rear this is such a tranquil garden for all purchasers to enjoy.

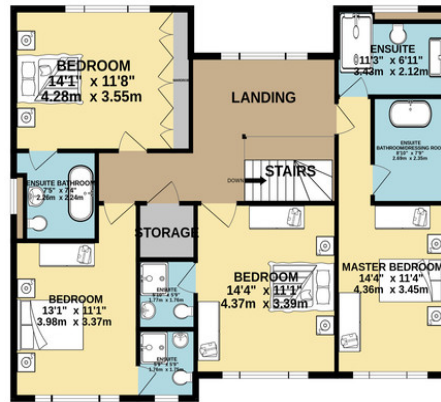
#### NOTES:

- \*FREEHOLD PROPERTY
- \*COUNCIL TAX BAND: F
- \*COUNCIL TAX COST: £292
- \*ALARM SYSTEM INCLUDED
- \*UNDER FLOOR GAS HEATING THROUGHOUT
- GROUND FLOOR**
- \*GAS CENTRAL HEATING SYSTEM WITH RADIATORS THROUGHOUT
- FIRST FLOOR**
- \*INTERNAL OAK STYLE DOORS
- \*NEFF KITCHEN APPLIANCES
- \*BATHROOM FITTINGS MAJORITY ARE ALL FROM PORCELANOSA
- \*HOT TUB INCLUDED
- \*ELECTRICS UPDATED: 2014
- \*GARDEN FACES: SOUTH EAST

GROUND FLOOR  
1615 sq.ft. (150.0 sq.m.) approx.



1ST FLOOR  
1157 sq.ft. (107.5 sq.m.) approx.



TOTAL FLOOR AREA : 2771 sq.ft. (257.4 sq.m.) approx.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		