

# Brookfield

Barrow-on-trent, Derby, DE73 7HG

John  
German





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Asking Price Of £475,000

**This deceptively spacious family home has over 1300 square foot of living space with a highly flexible ground floor layout, perfect for a large family and for anyone who loves to entertain. The views out of the rear doors are to die for with the garden extending in front of you and out over the fields.**

Barrow-On-Trent is a lovely South Derbyshire Village with a real community feel. Located between the River Trent and the Trent and Mersey Canal there is a village hall, public house, youth group, preschool playgroup, Primary School, and St Wilfrid's church (utilised by the Knights Hospitallers) there is a children's play park as well, as a larger park with both a full size and a smaller size football pitch. Easy access great transport links including A50/M1/M42/A6/A38/A52.

Centrally heated and double glazed throughout the property comprises in brief entrance hall, utility room, ground floor shower room, sitting room, large open plan living dining kitchen, rear lobby, three first floor bedrooms and a family bathroom. Driveway and integral garage, generous gardens to front and rear.

Entrance to the property is via a central entrance hall with door leading off to the ground floor living spaces and stairs rising to the first floor landing.

To the front of the property is a lovely Sitting room with a picture window overlooking the front garden, log burner and tiled hearth, laminate flooring and glazed double doors into the dining end of the living dining kitchen. This lovely open plan space has a tiled floor linking the space together, perfect for a busy family and for entertaining. There are large open living and dining areas with French doors opening out on to the rear garden, double aspect windows provide plenty of natural light. The kitchen benefits from underfloor heating and is fitted with a range of high gloss base units with granite worktops and matching upstands, inset gas hob with extractor hood over, matching tower unit housing an eye level oven and steamer and a matching central island with a granite counter top storage and wicker veg drawers. There are spaces for a dishwasher and an American style fridge freezer. There is a useful lobby area leading off the kitchen with boot storage and coat hanging space and a separate entrance door into the rear garden.

Returning to the main hallway there is a door leading off to a separate utility room fitted with base and eye level units, beech effect counter top with inset stainless steel sink unit with mixer tap, tiled floor, window to the rear and door through to the ground floor shower room.

This useful shower room is fitted with a fully tiled shower enclosure, low flush WC and a pedestal washbasin, window to the side, chrome heated towel rail, tiled floor.

On the first floor, stairs rise to a spacious landing with a window to the side and doors leading off to the bedrooms and bathroom.

All of the bedrooms are excellent doubles, two overlooking the front elevation and one to the rear, served by the main family bathroom. The bathroom is fitted with an excellent modern four piece suite comprising, walk-in shower with PVC waterproof panelling, a deep double ended bath, low flush WC and a ceramic wash bowl set on a stylish vanity washstand. Window to the rear, tiled floor, chrome heated towel rail.

Outside the property is set well back from the road behind a lawned front garden with ornamental borders, tarmaced driveway providing off road parking as well as access to the integral garage. There is gated access to the side of the property leading to the rear garden.

The rear garden is a superb size having been lovingly landscaped by the current owners with beautifully stocked flower beds and herbaceous borders, vegetable beds and raised planters, specimen trees and an ornamental pond. There are a number of outdoor seating options either beneath the lovely pergola or on the paved terrace which leads out from the rear of the property. The garden enjoys lovely views over the surrounding fields and offers a generous space to sit and relax or if you want to be more active there is plenty of room for children to play and garden lovers to indulge their passion.

Note: There are covenants appertaining to this property, a copy of the land registry is available to view upon request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

**Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

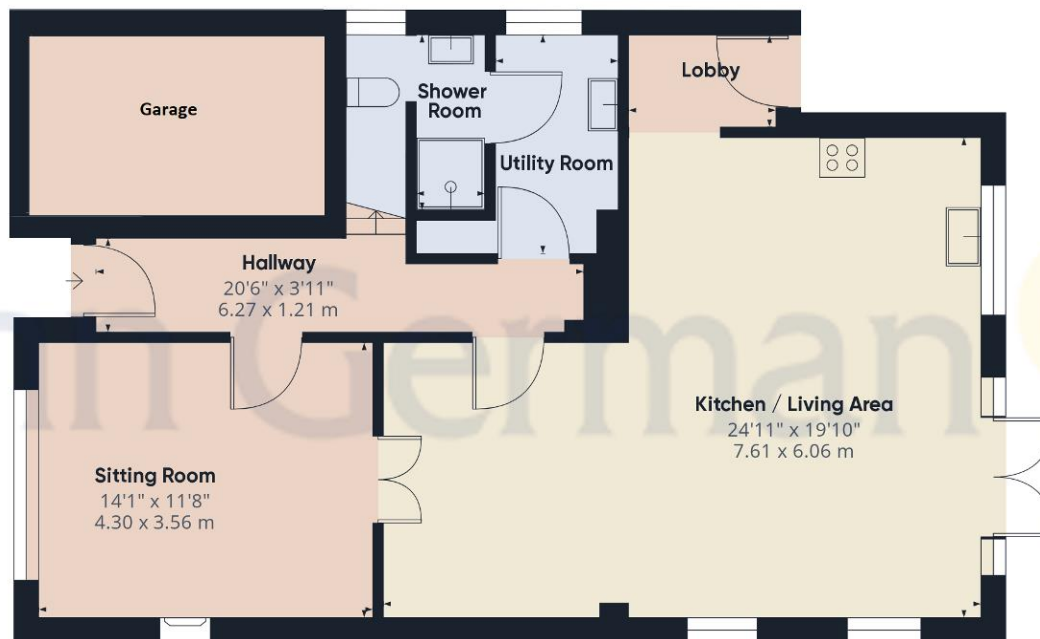
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

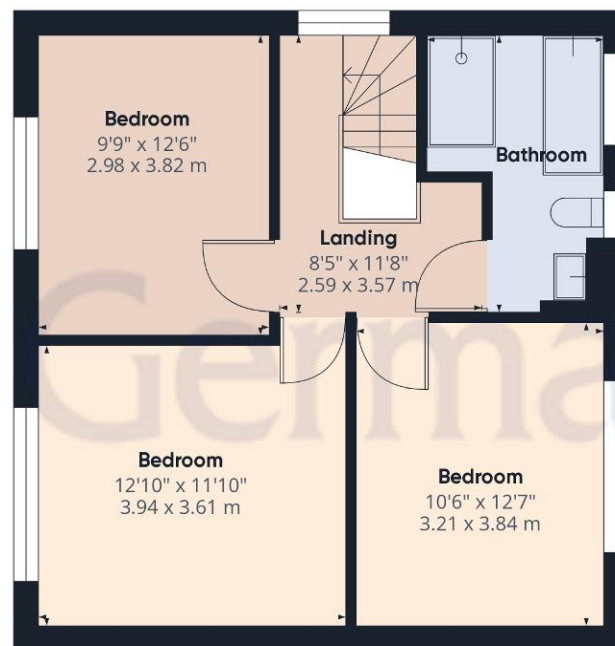
**Our Ref:** JGA05072024







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1341.41 ft<sup>2</sup>

124.62 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Agents' Notes

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