



GUIDE PRICE £575,000  
HERON ROAD, BARROW UPON SOAR,





This detached David Wilson Home boasts an enviable location within the highly sought-after and esteemed estate of Charnwood Village in Barrow upon Soar. Impeccably presented and thoroughly modernized, this executive family residence exudes charm and sophistication throughout. The hallmark of this property is undoubtedly its exquisite living kitchen, situated at the rear and seamlessly connecting to the south-facing garden, offering an ideal setting for entertaining friends and family.



Approaching the home along Heron Road, its curb appeal is immediately evident, set back from the road with a spacious driveway providing access to the double garage and entry via the inviting storm porch. Stepping into the entrance hallway, you're greeted by a welcoming space featuring stairs ascending to the first floor. To the left, French doors lead to the lounge, while the formal dining room resides on the right, accompanied by a further passageway leading to the downstairs facilities including a study, utility, and a convenient downstairs loo. Storage needs are well catered for with two handy cupboards in the hallway.







The expansive through lounge enjoys a bay window to the front and sliding patio doors to the rear, offering captivating views of the garden. A central feature fireplace adds warmth and character to this bright and airy space, ideal for family gatherings. The adjacent formal dining room overlooks the rear garden and seamlessly connects to the modern living kitchen, which is truly the heart of the home. Featuring bespoke storage units, granite work surfaces, and high-end appliances, including a range style oven and wine cooler, this kitchen effortlessly combines style with functionality. An adjoining utility area provides additional storage and laundry facilities, with a convenient rear door for outdoor access.

Ascending the stairs to the first floor, a gallery landing flooded with natural light leads to the







generously proportioned master bedroom, complete with a bay window offering delightful views. The master ensuite exudes contemporary elegance with neutral stone tiling and modern fixtures. Three additional bedrooms offer ample space and versatility, while the family bathroom continues the theme of modern luxury with its sleek design and amenities.

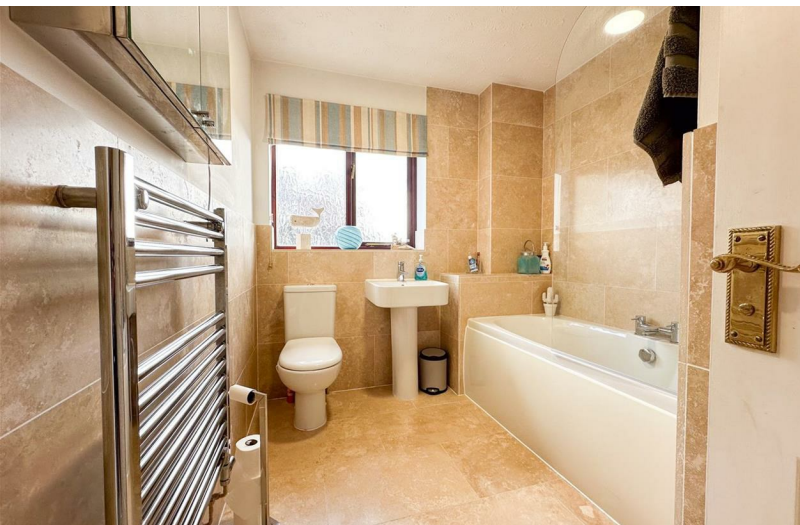


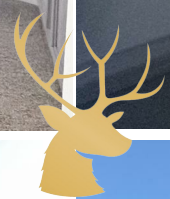




Situated on a generous plot within the esteemed David Wilson estate, this stunning family home is surrounded by scenic landscapes and convenient amenities. The property features ample off-road parking, a well-maintained garden with mature shrubs and trees, and a south-facing orientation ideal for outdoor entertaining during the warmer months.

In summary, this exceptional property combines luxurious living with practicality in a prime location, offering a truly unparalleled lifestyle opportunity in the heart of Barrow upon Soar's prestigious community.







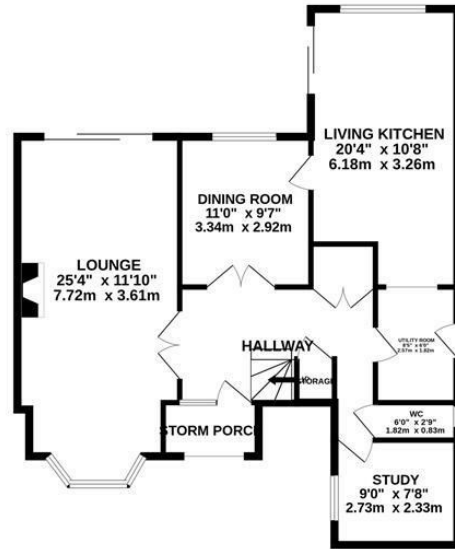


REZIDE  
GROUP

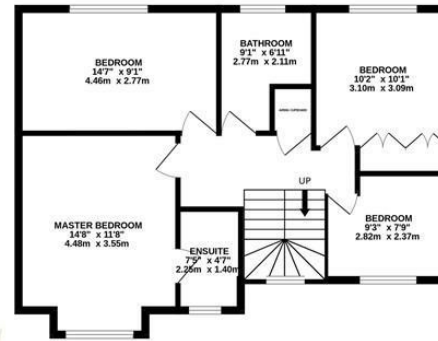


PLOT PLAN FOR GUIDANCE ONLY

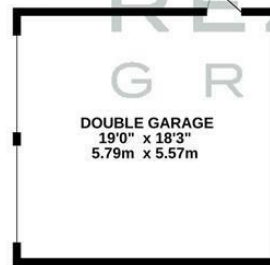
**GROUND FLOOR**  
1233 sq.ft. (114.6 sq.m.) approx.



**FIRST FLOOR**  
675 sq.ft. (62.7 sq.m.) approx.



RESIDE  
GROUP



**TOTAL FLOOR AREA : 1908 sq.ft. (177.3 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.

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