



GUIDE PRICE £375,000  
ENNERDALE ROAD, BARROW UPON SOAR,



REZIDE  
GROUP



Welcome to Ennerdale Road in Barrow Upon Soar, where this unique residence has been extensively improved and extended by its current owners, offering an exceptional living experience. Boasting three well-proportioned bedrooms and a modern bathroom, this property exudes comfort and style throughout. This unique and spacious home is beautifully presented and is offered for sale with NO ONWARD CHAIN.



Upon approach, a pathway adjacent to the green on Ennerdale Road leads you to the entrance of this charming home. Step through the UPVC glazed door into the welcoming entrance hall, which grants access to a cloakroom, downstairs shower room, lounge, and the staircase rising to the first floor.

The recently refitted downstairs shower room features contemporary styling, with tiled walls, a wash hand basin, low level flush W.C, and a walk-in shower with a glazed screen.

The spacious lounge is bathed in natural light from a large window overlooking the green, creating a bright and inviting atmosphere. A focal point of the lounge is the feature wall with a fireplace and inset multifuel stove, perfect for cosy evenings.

Adjacent to the lounge lies the modern kitchen diner, boasting a complete refit with shaker-style wall and base units complemented by contrasting work surfaces. Integrated appliances include an eye-level double oven,







five-burner gas hob with extractor over, stainless steel sink and draining unit, and a convenient hot water tap. The dining area features a vaulted ceiling with Velux skylights and windows on the side aspect, flooding the space with natural light. French double doors lead to the garden room, a generously sized and versatile space offering panoramic views across the garden.

Ascending to the first floor, you'll find three generously proportioned bedrooms, two of which are spacious double rooms and the third a comfortable single. The modernized bathroom is equipped with a fitted panel bath with shower over, concealed system WC, vanity wash hand basin, and a heated chrome towel rail, all finished with tasteful tiling.







Positioned on a generous corner plot overlooking the green on Ennerdale Road, the landscaped garden offers various sections including a laid lawn at the side and rear, complemented by a generous patio area ideal for outdoor entertaining. Additionally, a detached double garage with light and power provides ample storage space or potential for conversion to suit your personal needs.

Encompassing modern living with style and functionality, this property on Ennerdale Road is sure to impress even the most discerning of buyers.



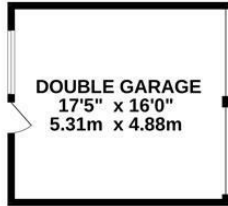




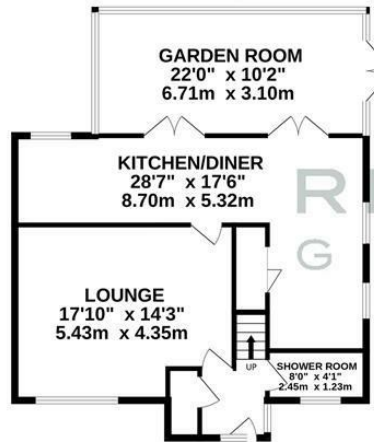




PLOT PLAN FOR GUIDANCE ONLY

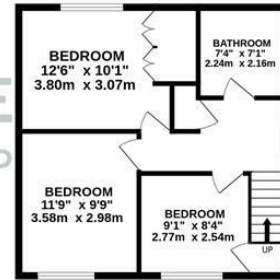


**GROUND FLOOR**  
1142 sq.ft. (106.1 sq.m.) approx.



RESIDE  
GROUP

**1ST FLOOR**  
473 sq.ft. (43.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1615 sq.ft. (150.0 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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