



GUIDE PRICE £269,950
BREACHFIELD ROAD, BARROW UPON SOAR,



REZIDE
GROUP



Located in a delightful setting, this attractive semi-detached house offers a lovely view of meadowland to the rear and provides spacious, comfortable living throughout. The property features a generously sized lounge and a modern kitchen/diner on the ground floor, while upstairs, there are three well-proportioned bedrooms and a family bathroom. Benefitting from PVCu double glazing and gas central heating throughout, this home is both energy-efficient and cosy.



Upon entering the property, the entrance hall leads directly into the bright and inviting lounge, which enjoys natural light from a PVCu double glazed window to the front. Stairs rise from the lounge to the first floor, and the space flows seamlessly into the kitchen/diner. The kitchen is fully fitted with a range of wall, base, and drawer units complemented by laminate work surfaces and sleek quartz countertops. It also boasts a stainless steel sink drainer, an integrated Neff eye-level double oven, an inset gas hob, and an integrated fridge freezer. Additional features include plumbing for a washing machine, a wall-mounted boiler, and French doors leading out to the garden, providing a perfect indoor-outdoor connection. There are PVCu double glazed windows to the rear and a radiator, adding to the overall comfort.



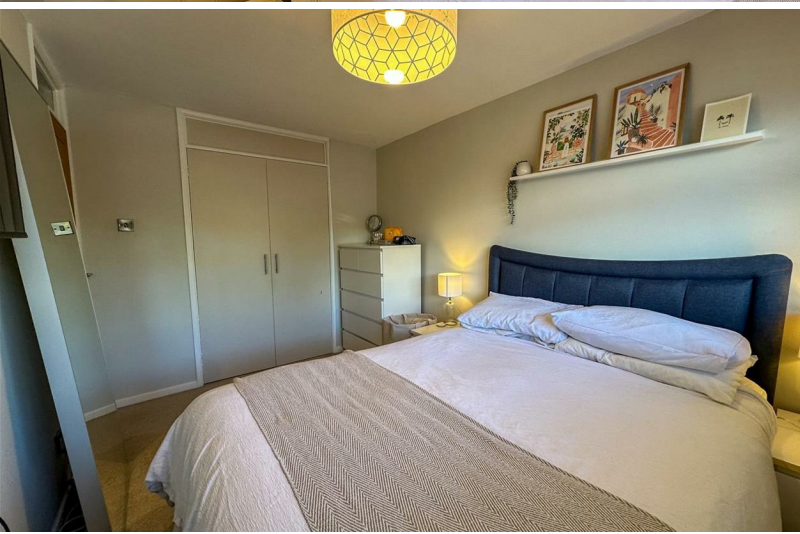




Upstairs, a landing provides access to all three bedrooms and the family bathroom. Bedroom one is situated at the front of the property and benefits from PVCu double glazed windows, a radiator, and fitted wardrobes for ample storage. The second bedroom overlooks the rear garden and features a PVCu double glazed window and radiator, while the third bedroom, also positioned at the front, includes a PVCu double glazed window and radiator. The family bathroom is equipped with a three-piece suite, comprising a close-coupled W.C., a pedestal wash hand basin, and a bath with a shower over. A PVCu double glazed window provides natural light and ventilation.







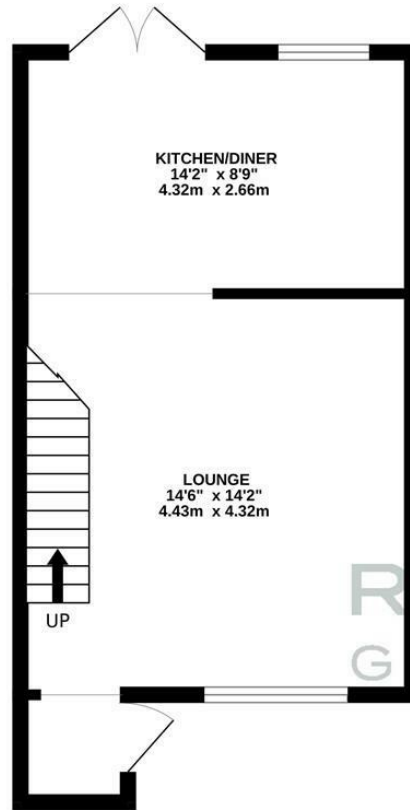
Outside, the front of the property offers a block-paved driveway with ample off-road parking for multiple vehicles, as well as a front garden. A gated side entrance leads to the enclosed rear garden, which includes a patio area, lawn, and useful storage sheds. The property also features a garage with an up-and-over door, a personnel door, and a rear window, making it ideal for storage or additional parking.

This charming home, with its peaceful location, spacious layout, and well-maintained garden, offers a perfect blend of comfort and convenience, ideal for families or anyone seeking a tranquil retreat close to nature.

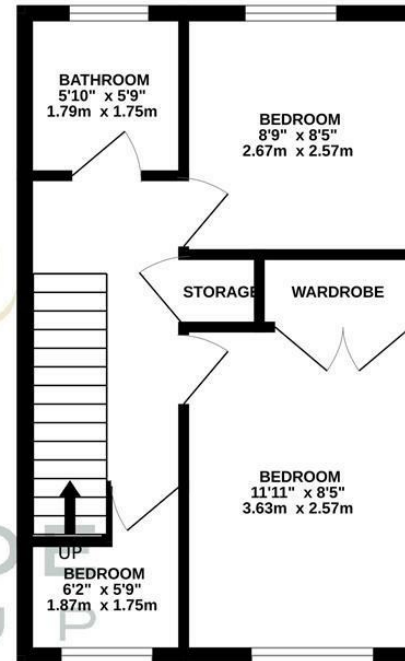




GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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