



**PERKINS CLOSE, BARROW UPON SOAR**  
**OFFERS OVER: £525,000**





Nestled in a quiet cul-de-sac within the highly sought-after Willow Road development, this immaculately presented four-bedroom, three-storey family home offers a flexible layout designed for modern family living. With a double garage and an abundance of space, this property presents a fantastic opportunity to create your dream home in a desirable Charnwood village.



Upon entering, you are greeted by a spacious entrance hall, providing access to a versatile playroom or study at the front of the property—perfect for home working or as a children's area. Further along, you will find a second lounge or dining room, a convenient WC, and an impressive extended living kitchen diner that spans the entire rear of the home. This bright and inviting space features a contemporary, well-appointed kitchen, a utility room, and French doors leading out to the beautifully maintained garden, ideal for both entertaining and everyday family life.







The first floor boasts a stunning lounge, enhanced by sleek laminate flooring, neutral décor, and a Juliet balcony that allows natural light to pour in. This fantastic room serves as a focal point for relaxation and social gatherings. Also on this floor is the beautifully designed master suite, complete with fitted wardrobes, a dressing area, and a luxurious en-suite bathroom.





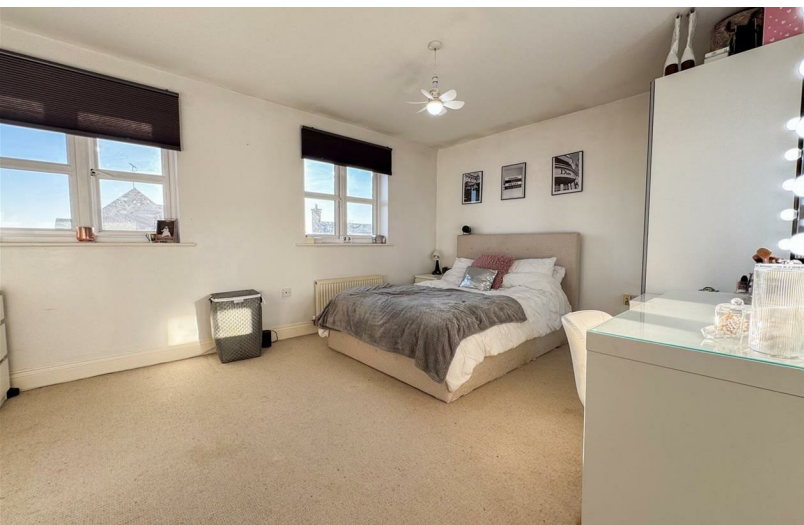


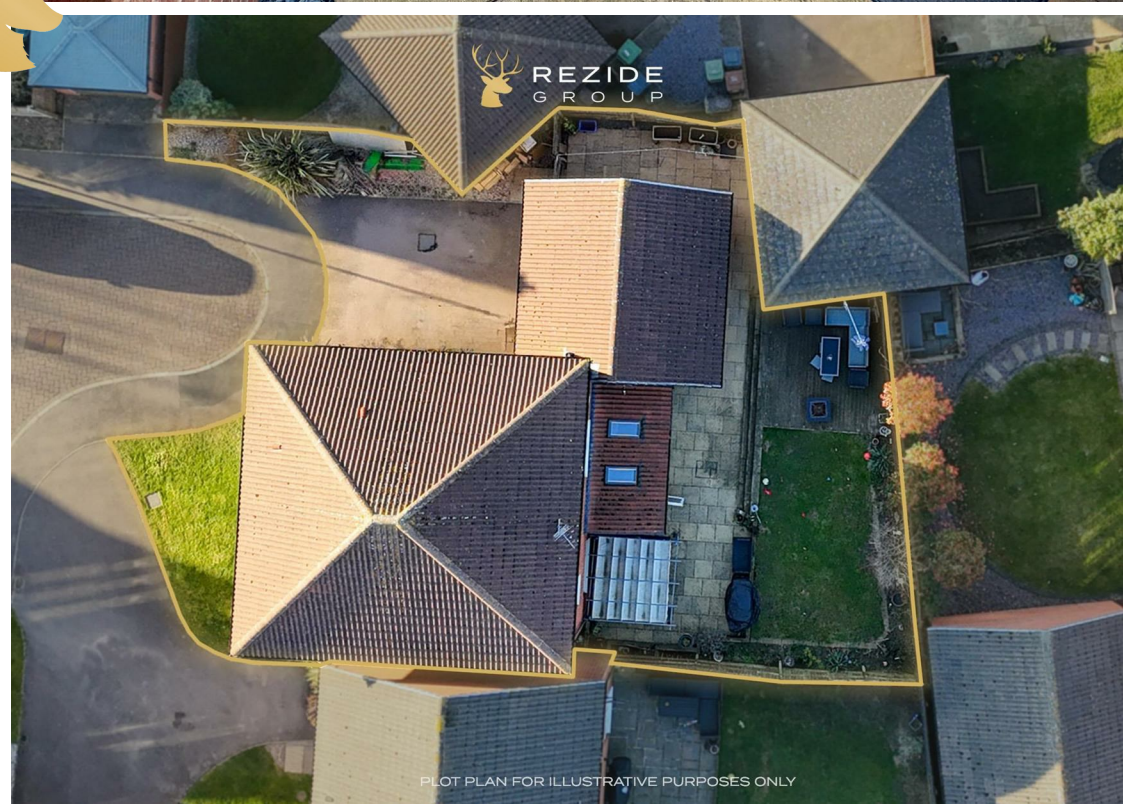
Ascending to the second floor, you will find three further generously sized double bedrooms, one of which benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.





Set within the picturesque and well-connected village of Barrow Upon Soar, this exceptional home is surrounded by excellent local amenities, well-regarded schools, scenic parks, and convenient transport links. Offering space, style, and an unbeatable location, this is the perfect family home in a thriving community.





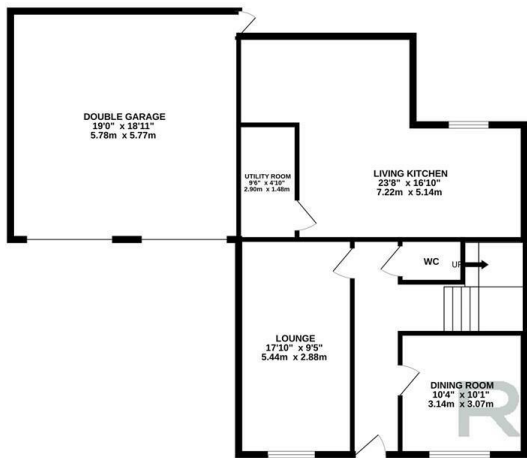




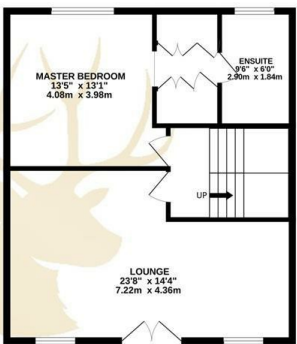
# KEY FEATURES:

- SPACIOUS FAMILY HOME
- QUIET CUL-DE-SAC LOCATION
- CHARNWOOD VILLAGE
- THREE STOREY
- THREE RECEPTION ROOMS
- 2 ENSUITES

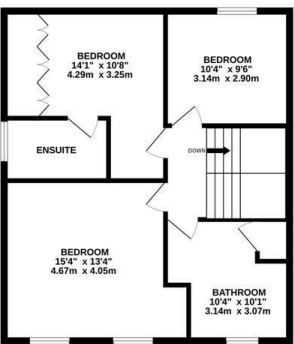
GROUND FLOOR  
1114 sq.ft. (103.5 sq.m.) approx.



1ST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



2ND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 2412 sq.ft. (224.1 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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