



OFFERS OVER £450,000
HOLBOURNE CLOSE, BARROW UPON SOAR,

REZIDE
GROUP





PRICE GUIDE £450,000 - £475,000

REZIDE GROUP are pleased to present this beautifully improved four-bedroom detached family home, located in the highly sought-after village of Barrow Upon Soar. Situated on Holborne Close, just a short stroll from the village centre and the picturesque River Soar, this property has been completely modernised by its current owners and provides a range of beautiful contemporary fixtures and fittings. This, combined with its open-plan layout, makes it an ideal family home in a prestigious location.



As you approach this delightful home, you are greeted by a welcoming curb appeal, featuring a block-paved driveway and a neatly maintained lawn to the right. Entering through a glazed door, the bright and airy hallway sets the tone with timber flooring and a clear view through to the contemporary open-plan kitchen diner. To the right of the hallway, a convenient downstairs WC boasts subway tiling, a vanity wash hand basin, and a concealed cistern WC. The formal lounge is a cozy and inviting space, centered around a charming log burner, ideal for family gatherings. Sliding concealed pocket doors lead seamlessly into the dining area, creating a versatile open-plan layout.

The high-quality kitchen is a standout feature of this home, equipped with Shaker-style wall and base units, quartz work surfaces, and tiled splashbacks. It includes integrated appliances such as a five-ring gas hob, ceramic sink with mixer tap, dishwasher, wine cooler, space and plumbing for an American-style fridge freezer, and a double oven. Adjacent to the kitchen is a practical utility room, offering additional storage, access to the garage, and an external door to the side of the property.







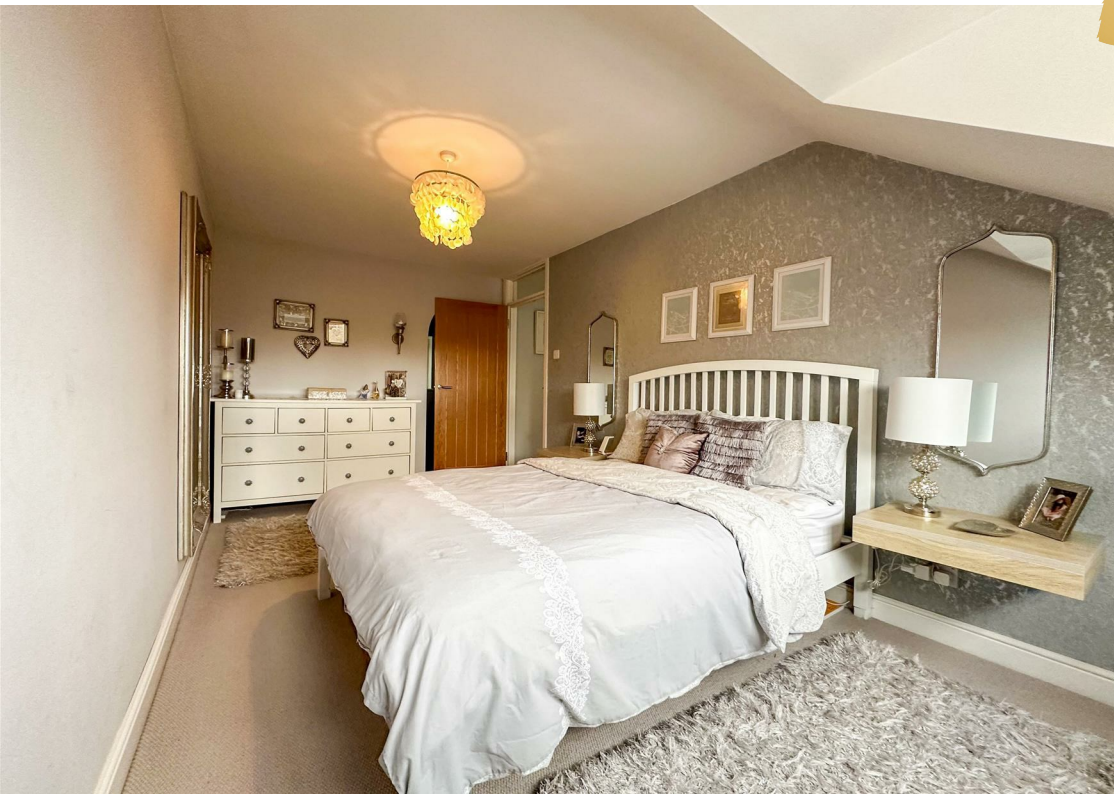
Upstairs, the property boasts four well-proportioned bedrooms. The main bedroom, located to the left of the landing, features a large window with a front aspect, leading to a dressing room with fitted wardrobes and an en-suite shower room. This contemporary space includes a corner shower, low flush WC, vanity wash hand basin, and tiling to the floor and splash-sensitive areas, complemented by a heated chrome towel rail. The family bathroom mirrors the modern style of the en-suite, with a concealed panel bath and shower over, low-level flush WC, vanity wash hand basin, and vinyl flooring. The second bedroom, also at the front, benefits from vinyl flooring and ample natural light. The third bedroom, located at the rear, enjoys views of the garden and includes carpeted flooring, a ceiling light pendant, radiator, multiple socket points, and fitted wardrobes. The fourth bedroom, currently used as an office/chill-out space, could comfortably accommodate a three-quarter bed and additional furniture.

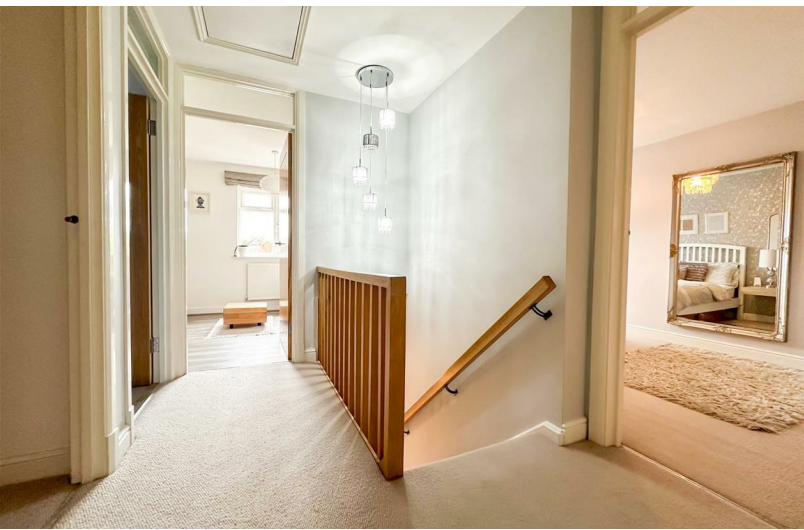






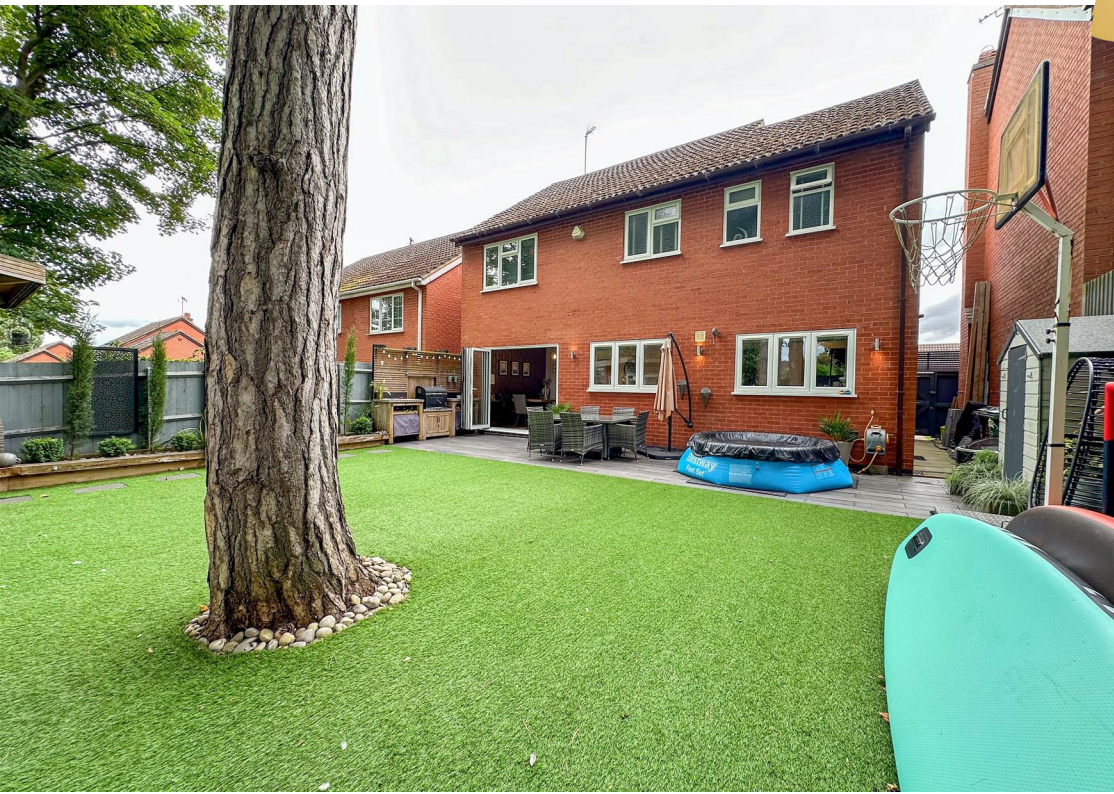
The property's enviable position on Holborne Close provides a peaceful setting with a beautifully landscaped rear garden designed for ease of maintenance. The garden features a generous porcelain patio, an AstroTurf lawn, mature trees with preservation orders for added privacy and shade, a charming treehouse, a garden room, and an outdoor kitchen, making it an ideal space for entertaining family and friends throughout the year.





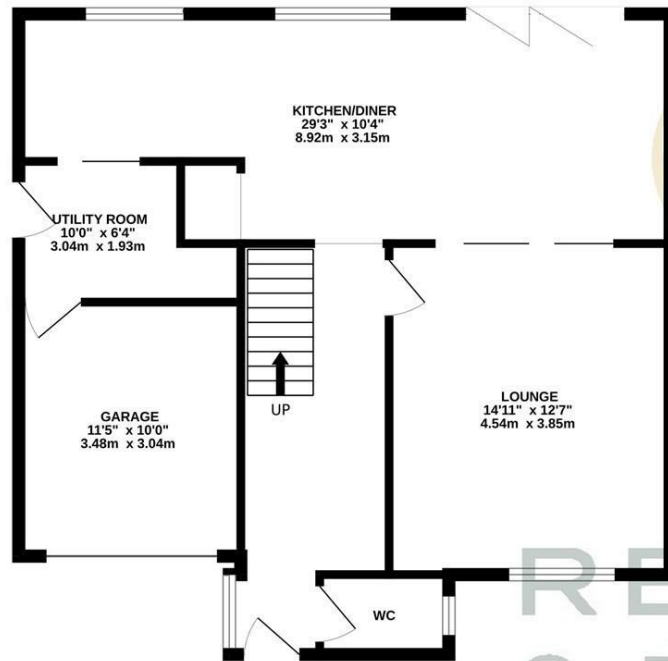




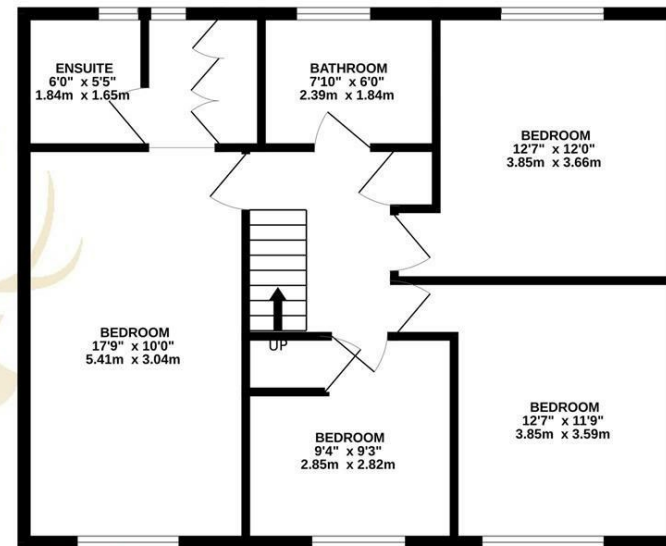




GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 1460 sq.ft. (135.6 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.
Made with Metropix ©2024

