



# Aintree Avenue, Barleythorpe

Stunning four bedroom detached family home on Aintree Avenue in the sought-after area of Barleythorpe. The current owners have meticulously remodelled the home and highlights include a newly refitted shaker-style kitchen, upgraded bathrooms, exposed oak skirting boards and architraves, and a beautifully landscaped garden.



## FEATURES

- Stunning detached family home in a sought after location
- Well presented throughout
- Three reception rooms
- Four bedrooms, master with ensuite
- Enclosed rear garden
- Detached single garage & off road parking
- Walking distance to amenities





## G R O U N D F L O O R



Welcoming entrance hall, featuring a bespoke oak staircase with ample space for coats and shoes and a convenient guest WC. To the left of the hall, a spacious dining room adorned with plantation shutter blinds, offering views over the front aspect. Perfect for hosting gatherings, its generous proportions comfortably accommodate a six-seat dining table and accompanying furniture. The refitted kitchen, featuring shaker-style units, high-spec NEFF appliances, and Apollo Slab Tech countertops in elegant copper pearl with French doors open to the beautifully landscaped rear garden, seamlessly extending the living space outdoors for al fresco dining. Adjacent to the kitchen is the utility room fitted with matching units and countertops. To the right of the entrance hall is the study which is bathed in natural light with plantation shutter blinds on its two windows. Overlooking the front and side aspects, this versatile space is perfect for a home office, library, or a quiet retreat for reading and contemplation. An inviting living room, illuminated by a large bay window and centred around a decorative fireplace.

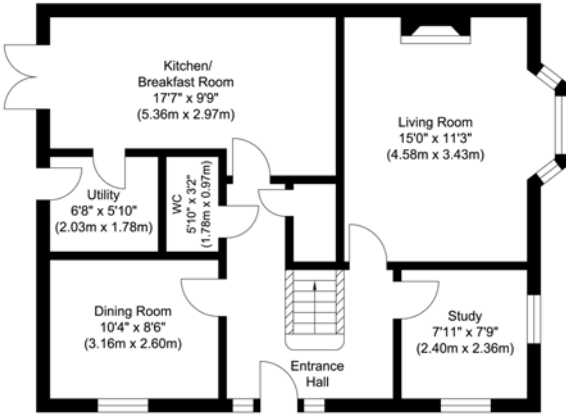


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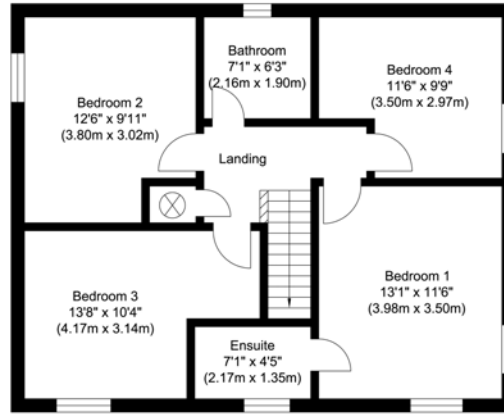
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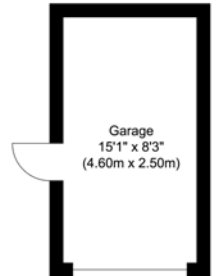




Ground Floor  
 Approximate Floor Area  
 696.85 sq. ft  
 (64.74 sq. m)



First Floor  
 Approximate Floor Area  
 687.49 sq. ft  
 (63.87 sq. m)



Garage  
 Approximate Floor Area  
 124.00 sq. ft  
 (11.52 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.





## FIRST FLOOR & EXTERNAL

To the first floor is a generous principal bedroom complete with fitted wardrobes, plantation shutter blinds, and an ensuite shower room. Enjoy panoramic views of the surrounding area with a beautifully redesigned ensuite shower room features pale blue tiling in a playful coastal theme. Equipped with modern amenities, it includes a WC, vanity handwash basin, and large shower enclosure. Three further bedrooms each offering ample space and versatility, with views over the garden or surrounding areas. These rooms are perfect for sleeping quarters, additional home offices, or hobby rooms, catering to the diverse needs of modern family living. The family bathroom boasts a modern three-piece suite and full-height tiling. Its contemporary design and quality fixtures offer a spa-like experience.

Outside, the property impresses with a neat lawned frontage bordered by a low perimeter wall. A long driveway behind the home leads to a single garage, providing parking for up to three vehicles.

The beautiful southwest-facing garden has been completely landscaped, featuring a patio, timber pergola, and lush greenery with raised flowerbeds. Whether hosting outdoor gatherings or enjoying moments of solitude, this walled garden offers a serene retreat from the hustle and bustle of daily life, making it a true haven for relaxation and enjoyment.

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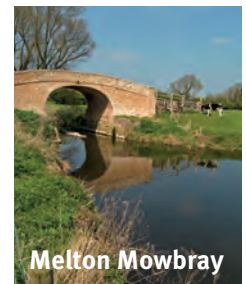
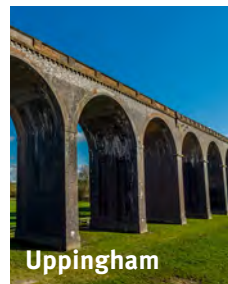
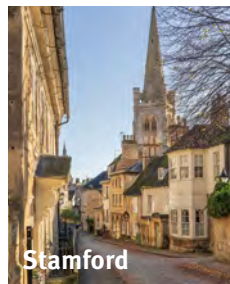
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**EPC RATING**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	80	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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