



7 Milestone Court, Great North  
Road, Barnby Moor, DN22 8QG



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# Offers in excess of £500,000

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Built in 2008, this modern three storey family home is presented to an excellent standard throughout. The property offers ample accommodation briefly consisting of five double bedrooms (two of which benefit from en-suite), an L-shaped lounge and dining area, a breakfast kitchen with an island unit, a utility room, a cloakroom and a house bathroom. The property is situated on the edge of the village of Barnby Moor, with open views to the rear and ample off-road parking facilitated by a driveway and detached double garage. There is also a low-maintenance garden to the rear, and a custom-built outdoor studio building suitable for use as an office or gymnasium.





### RECEPTION HALL

6.22m x 3.06m (20'5" x 10'0")

An impressive reception hall entered through a double glazed obscure front entrance door with matching sidelights. There is a further matching window to front aspect, two double panel radiators, part-galleried staircase leading to 1st floor with under stair storage cupboard, ceiling-mounted downlights, and timber effect laminate floor covering.

### DINING AREA

6.25m x 2.59m (20'6" x 8'6")

Both the dining area and sitting area are combined into an L-shaped room, creating an excellent sized dual aspect reception room. There are double glazed windows to front and rear aspects, as well as matching French doors to the rear aspect, three double panel radiators, television point, part laminate floor covering



### SITTING AREA

6.08m x 3.52m (19'11" x 11'6")

### BREAKFAST KITCHEN

4.15m x 4.10m (13'7" x 13'6")

Fitted with a range of gloss base and wall units consisting of cupboards and drawers underneath timber effect work surfaces. Fitted appliances include a 'Hisense' electric fan-assisted oven and integrated microwave combination oven, an integrated dishwasher as well as a four ring gas hob with extractor hood above and an integrated tall fridge. There is a central island unit, double panel radiator, double glazed windows to rear aspect and a matching rectangular bay window to left aspect with door leading out to patio area, timber effect floor covering, 1 1/2 bowl sink and drainer with pull out mixer tap.



### UTILITY ROOM

2.39m x 1.75m (7'10" x 5'8")

Fitted with a further range of base and wall units consisting of cupboards underneath work surfaces to match the kitchen, with a matching timber effect floor covering. The utility room has space and supply for an upright fridge freezer wall mounted 'Worcester' gas-fired central heating boiler, single bowl sink and drainer, double glazed obscure door to right aspect.

### CLOAKROOM

1.61m x 0.97m (5'4" x 3'2")

Double glazed window to right aspect, low-level dual flush WC, pedestal wash hand basin, tiled floor covering, double panel radiator.

### 1ST FLOOR-LANDING

4.44m x 1.92m (14'7" x 6'4")

Double glazed window to rear aspect, double panel radiator, doors leading to all bedrooms and bathroom on the first floor, stairs leading to the second floor, cupboard housing 'Santon' hot water storage tank, wall-mounted thermostat for central heating.

### BEDROOM ONE

4.20m x 4.11m (13'10" x 13'6")

An excellent sized main bedroom suite with two double glazed windows to rear aspect, two double panel radiators, a hatch accessing the roof space above this section of the property, fitted sliding door wardrobe unit door leading to ensuite.

### EN-SUITE

2.80m x 1.91m (9'2" x 6'4")

Dual entry bath with side-fill mixer tap, low-level dual flush w.c., wash hand basin with toiletry storage below, quadrant shower enclosure with mains fed shower within, fully tiled walls with complementary tiled floor covering, double panel radiator, double glazed obscure window to right aspect, extractor fan.



**NEWTON  
FALLOWELL**



## BEDROOM TWO

4.04m x 3.98m (13'4" x 13'1")

Double glazed window to front aspect, double panel radiator.

## EN-SUITE

2.10m x 1.87m (6'11" x 6'1")

Low-level dual flush w.c., wall-mounted wash basin, shower enclosure with main shower within. Fully tiled walls with complementary tiled floor covering, double panel radiator, double glazed obscure window to front aspect.

## BEDROOM THREE

4.04m x 3.53m (13'4" x 11'7")

Double glazed window to front aspect, double panel radiator.

## HOUSE BATHROOM

2.38m x 1.89m (7'10" x 6'2")

Panel bath with mains fed shower above, pedestal wash hand basin, low-level dual flush w.c., fully tiled walls with complementary tiled floor covering, UPVC double glazed window to rear aspect, double panel radiator, extractor fan, ceiling mounted downlights.

## 2ND FLOOR-LANDING

2.83m x 2.12m (9'4" x 7'0")

Double panel radiator, 'Velux' double glazed roof light to rear aspect, doors leading to bedrooms four and five.

## BEDROOM FOUR

3.98m x 3.76m (13'1" x 12'4")

Double glazed dormer style window to front aspect, 'Velux' double glazed roof light to rear aspect, double panel radiator, bulkhead storage cupboard, television point.

## BEDROOM FIVE

3.75m x 3.57m (12'4" x 11'8")

Double glazed dormer style window to front aspect, double glazed 'Velux' roof light to rear aspect, bulkhead storage cupboard, television point, double panel radiator.



## DOUBLE GARAGE

5.43m x 5.26m (17'10" x 17'4")

Electrically operated sectional doors to front aspect, power and light within, storage within roof trusses.

## GARDEN STUDIO

5.80m x 3.55m (19'0" x 11'7")

A versatile custom-built studio currently utilised as a home office. With power and light within, 'Velux' double glazed windows as well as an electric radiator.

## GARDENS & GROUNDS

The property can be accessed off Great North Road via a driveway which leads to the front entrance door, and along the right aspect of the property to the detached double garage. A timber gate provides access from the driveway to the rear garden, which features a covered entertaining area, an artificial lawn area, as well as open views to the rear over fields.

## TENURE

Freehold

## COUNCIL TAX

Band F

## SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

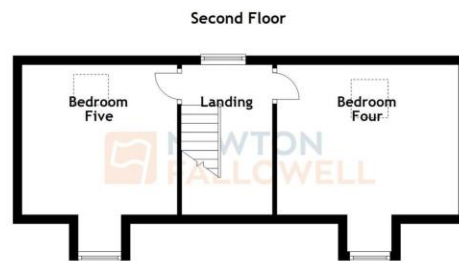
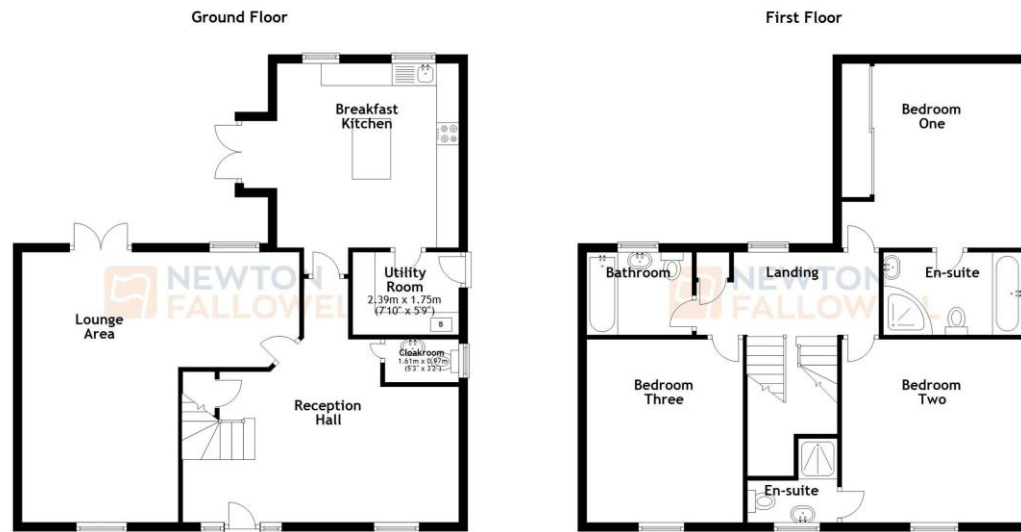
## DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.





# Floorplan



Total area: approx. 190.3 sq. metres (2048.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		98
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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