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7 Townsend Close, Barkway, SG8 8ER

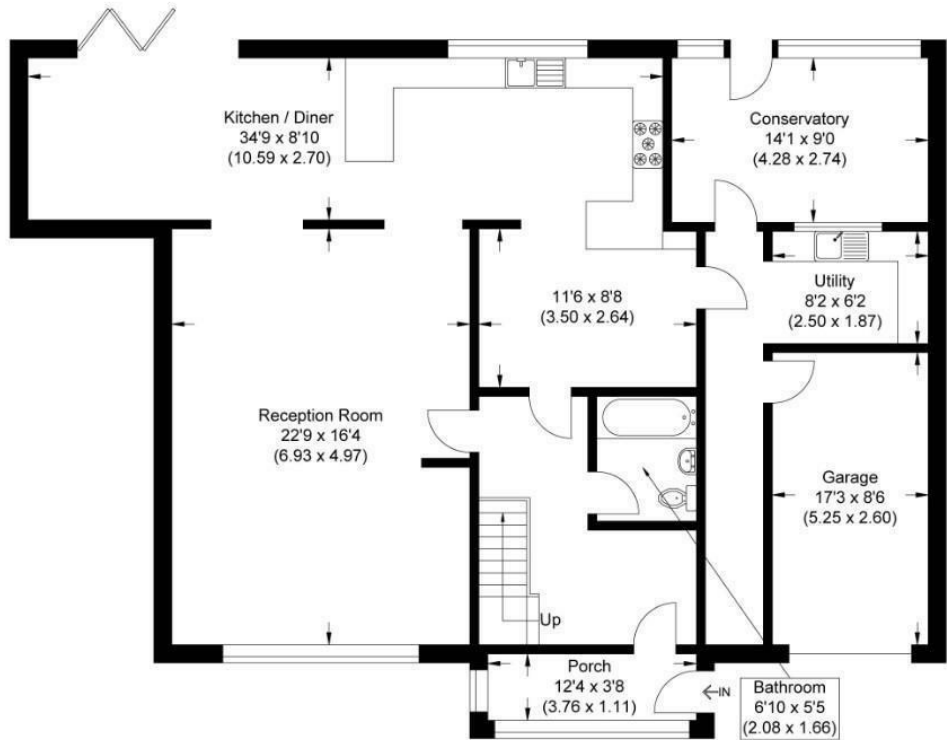
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Asking Price £588,000

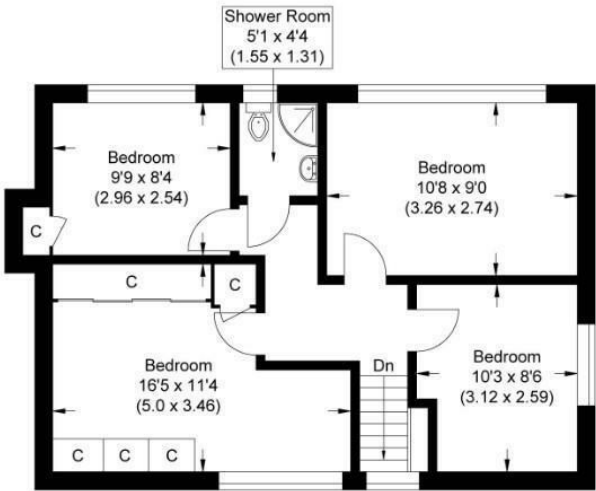
Fantastic 'Tardis' four bedroom detached family home offering possibilities as a multi generational home. Incredibly large sitting room flowing through to the large dining room and impressive kitchen. Off the inner lobby there is access to the garage, utility room and conservatory. Benefitting from a downstairs bathroom and upstairs shower room. Large landscaped garden with side access to further parking under the carport.

- 4 bedroom detached 'Tardis' family home
- Garage plus a carport
- Huge kitchen and dining rooms
- Conservatory
- Landscaped garden
- Family bathroom plus shower room
- Huge sitting room
- Separate utility room
- Sought after village location
- Desired location

Approximate Gross Internal Area
174.67 sq m / 1880.13 sq ft
(Excludes Garage)
Garage Area :13.65 sq m / 146.92 sq ft



Ground Floor



First Floor

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

ENTRANCE PORCH

12'4" x 3'8"

uPvc door leading to entrance porch. Double glazed windows to front and side. Tiled floor.

ENTRANCE HALL

Timber front door. Turning stairs to first floor. Radiator. Storage cupboard. Wood effect flooring. Doors to:

SITTING ROOM

22'9" x 16'4"

Large bay window with shutters to front aspect. Two radiators. Opens through to:

KITCHEN / DINER

34'9" x 8'10"

Kitchen: Range of eye and base level units in gloss grey with laminate countertops and LED downlighters. 1 and a half sink and drainer with chrome mixer tap. 6 ring electric range oven with stainless steel extractor over. Integrated dishwasher. Two breakfast bars at either end of kitchen. Modern column radiator. Inset ceiling lights. Wood effect flooring. Window to rear aspect. Dining Area: Wood effect flooring. Radiator. Bi-fold doors leading to garden.

INNER LOBBY

11'6" x 8'8"

Wood effect floor. Houses boiler and consumer unit cupboard. Doors to utility, conservatory and garage.

UTILITY ROOM

8'2" x 6'2"

Range of wall and base level units with laminated countertops. Stainless steel sink and drainer with mixer tap over. Space for fridge, freezer and washing machine. Wood effect flooring. Radiator. Window to rear aspect.

CONSERVATORY / OFFICE

14'1" x 9'0"

Wood effect flooring. Radiator. Windows and door to rear.

BATHROOM

6'10" x 5'5"

White suite comprising of P shaped bath, low level flush w/c and pedestal sink. Chrome ladder style radiator. Extractor fan. Inset ceiling lights.

FIRST FLOOR**LANDING**

Wood effect floor. Window to front aspect. Access to boarded loft. Doors to:

MASTER BEDROOM

16'5" x 11'4"

Built in wardrobes and shelving. Airing cupboard housing hot water tank. Wood effect flooring. Radiator. Window to front aspect.

BEDROOM TWO

10'8" x 9'0"

Wood effect flooring. Built in shelves. Window to rear aspect.

BEDROOM THREE

9'9" x 8'4"

Storage cupboard. Wood effect flooring. Radiator. Window to rear aspect.

BEDROOM FOUR

10'3" x 8'6"

Wood effect flooring. Radiator. Window to side aspect.

SHOWER ROOM

5'1" x 4'4"

Modern shower room comprising of low level flush w/c and floating sink. Shower cubicle. Tiled floor and walls. Inset ceiling lights. Extractor fan. Modern black ladder style radiator. Obscure window to rear aspect.

OUTSIDE**GARAGE**

17'3" x 8'6"

FRONT

Laid to lawn with blocked paved pathway to entrance porch. Blocked paved driveway leading to garage. Dropped kerb leading to carport.

GARDEN

Landscaped and mostly laid to lawn. Large patio area. Timber shed with power. Outside tap. Side access to carport. Security lamps.

CARPORT

Double gated covered carport.

AGENTS NOTE

Current owner has planning permission to extend above the kitchen and dining room.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IW Estates would be pleased to provide free, no obligation sales and marketing advice.







