

BELVOIR!

BARTON ROAD, BARTON SEAGRAVE, NN15 6RZ

£950,000 FREEHOLD





This impressive six/seven bedroom detached residence is set on one of Barton Seagrave's prestigious roads & provides thoughtfully arranged living accommodation across three floors. You are greeted by the grand Oak staircase with galleried landing showcasing the grandeur this home has to offer, which continues into the substantial breakfast kitchen with bespoke fitted kitchen finished with enamel butler sink & black granite work surfaces, making this space perfect for entertaining or quality family time as provides a breakfast bar & ample space for a large dining table & large sofa. The 21' sitting room with inglenook fireplace offers both space & comfort with French doors onto the private garden. The formal dining room is currently being utilised as a games room showing the versatility of the accommodation available. The ground floor also provides a useful office space, cloakroom, modern downstairs toilet & another reception room ideal for those who run a business from home or as a playroom or ground floor bedroom. Off the galleried landing on the first floor are six well proportioned double bedrooms with several benefitting from built in wardrobes & well-appointed en-suite shower facilities, along with a balcony facing the front. The master suite is situated at the rear of this highly individual home and provides a small oasis with walk in wardrobe and superb modern en-suite bathroom, complete with P-shaped bath & walk in shower. Tucked away on the top floor of this established home is the 18' cinema room & store room. Externally you will find a gated frontage with off road parking for numerous vehicles with a double carport. To the rear is a triple garage providing an annex over. The garden offers a spacious patio leading to the rear garden which is mainly laid to lawn with mature trees & borders. Internal viewing is advised to appreciate the accommodation on offer at this truly unique residence. EPC Rating C.

ENTRANCE HALL 21' 5" x 9' 7" (6.55m x 2.93m) Enter via double glazed panelled door with double glazed panels to either side, two radiators with covers, grand Oak staircase rising to first floor gallery landing, under stairs storage cupboard, cloakroom, Karndean flooring.

CLOAKROOM With cloaks hanging, electric meter.

KITCHEN/ BREAKFAST ROOM 33' 0" x 16' 3" (10.08m x 4.97m) Cottage style bespoke fitted kitchen comprising white enamel butlers sink, range of base and eye level units, solid black granite work surface area, space for range cooker with extractor chimney over, integrated dishwasher, breakfast bar, space for American style fridge/freezer, tiled floor with the remainder Karndean flooring, two radiators, TV point, two UPVC double glazed windows to front elevation, further UPVC double glazed window and door to rear elevation, further door to utility room.



UTILITY ROOM 10' 8" x 6' 2" (3.27m x 1.88m) UPVC double glazed door to rear elevation, range of base units with work surface area over, two circular sink units, tiled floor.

SITTING ROOM 22' 3" x 20' 1" (6.8m x 6.13m) Two UPVC double glazed French doors to rear elevation, inglenook style fireplace with multi fuel burner, dual UPVC double glazed windows to rear and side elevations, TV and telephone points, three radiators, downlights.

DINING ROOM 21' 2" x 14' 0" (6.46m x 4.29m) UPVC double glazed windows to front and side elevation, radiator, TV point, Karndean flooring.

BEAUTY ROOM 8' 2" x 4' 8" (2.49m x 1.44m) UPVC double glazed window to rear elevation, heated towel rail, part tiled walls, built in wardrobe, Karndean flooring.

OFFICE 10' 8" x 5' 10" (3.27m x 1.78m) Sub divided into two areas, first area with fitted shelving, door way to main study area, telephone point.

CLOAKROOM 6' 8" x 3' 1" (2.04m x 0.94m) Low level WC, vanity unit with wash hand basin inset, Karndean flooring, tiled walls.

GALLERIED LANDING Two UPVC double glazed French doors providing access to the balcony, doors to all bedrooms and the family bathroom. Stairs rising to second floor, two radiators.

MASTER BEDROOM 16' 0" x 15' 9" (4.9m x 4.81m) UPVC double glazed Juliet balcony to rear elevation, two radiators, TV point, coving to ceiling, downlights, carpet to flooring.

MASTER ENSUITE A luxury three piece bathroom suite comprising pea shaped panel bath and walk in shower with waterfall shower, wall mounted TV, vanity unit with wash hand basin inset, low level WC with concealed cistern, UPVC double glazed window to side elevation, heated towel rail, tiled walls and flooring.

BEDROOM TWO 20' 10" x 13' 10" (6.35m x 4.22m) UPVC double glazed window to side elevation, radiator, TV point, storage cupboard, carpet to flooring.

EN SUITE TWO A three piece suite comprising double shower cubicle, low level WC, vanity unit with wash hand basin inset, low level WC with concealed cistern, heated towel rail, part tiled walls, Karndean to flooring.

BEDROOM THREE 12' 2" x 9' 5" (3.73m x 2.88m) Two UPVC double glazed windows to front elevation, built in wardrobes, radiator, TV point, carpet to flooring.

EN SUITE THREE A three piece suite comprising of double shower cubicle, low level WC, vanity unit with wash hand basin inset, radiator, laminate to flooring.



BEDROOM FOUR 16' 2" x 12' 4" (4.93m x 3.76m) UPVC double glazed windows to side elevation, radiator, TV point, carpet to flooring.

EN SUITE FOUR A three piece suite comprising shower cubicle, concealed cistern low level WC, vanity unit with wash hand basin inset, heated towel rail.

BEDROOM FIVE 15' 4" x 305' 1" (4.67m x 93m) UPVC double glazed window to front elevation, built in wardrobe, store cupboard, radiator, TV point, carpet to flooring.

EN SUITE FIVE A three piece suite comprising shower cubicle, concealed cistern low level WC, vanity unit with wash hand basin inset, heated towel rail.

BEDROOM SIX 15' 5" x 10' 2" (4.7m x 3.1m) UPVC double glazed windows to rear elevation, radiator, TV point, carpet to flooring.

BATHROOM A three piece suite P-shape panelled bath with waterfall shower over, low level WC, vanity unit with wash hand basin inset, heated towel rail.

CINEMA ROOM/GUEST BEDROOM Two sealed unit double glazed Velux windows with blinds, projector, radiator, wood laminate flooring.

STORE Useful storage space with sealed velux window, laminate to flooring.

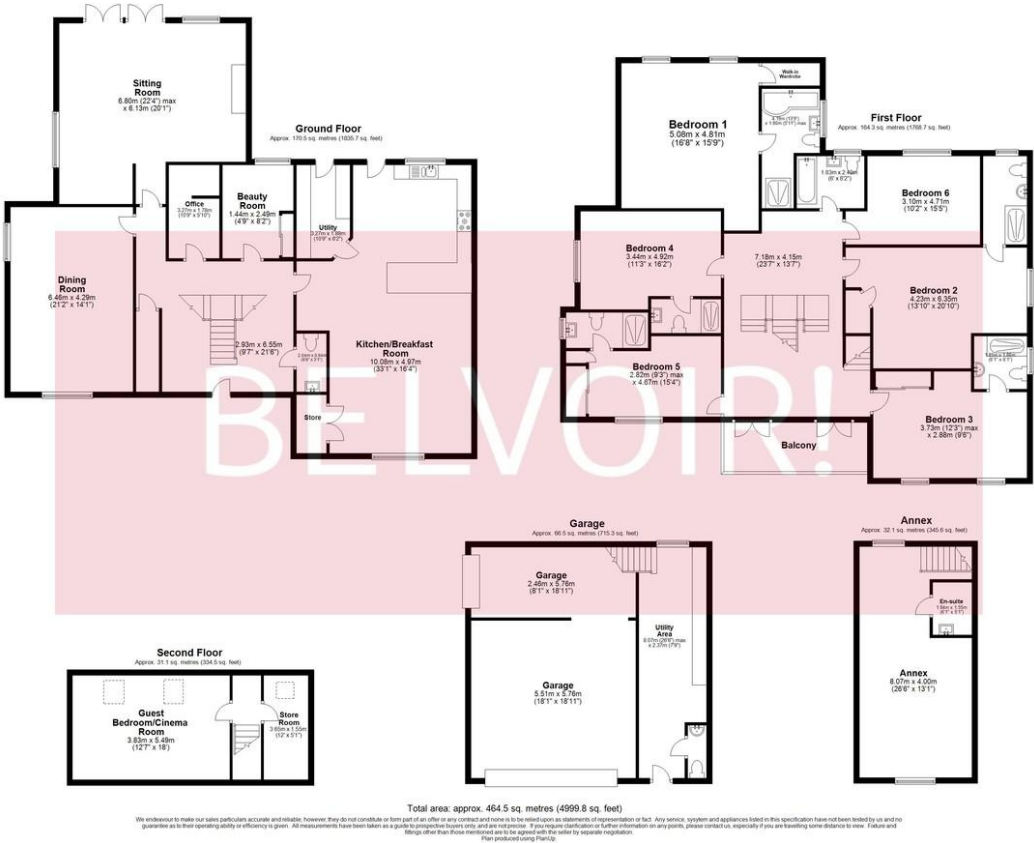
FRONTAGE The property is accessed via double gates leading to a large block paved area providing off road parking for numerous vehicles, double width carport, established borders, further double gates provide access to the rear garden.

REAR Large paved seating area immediately to the rear of the property, remaining garden laid to lawn with borders, large gravelled driveway from the front of the property leading to the detached triple garage with annex.

TRIPLE GARAGE Up and over double door to front elevation and further single up and over door to side elevation, power, water and lighting connected, window to side elevation.

UTILITY ROOM Entered via UPVC double glazed panelled door with UPVC double glazed window to rear, plumbing for washing machine, stairs leading to first floor.

ANNEX 26' 6" x 12' 11" (8.08m x 3.94m) UPVC double glazed window to rear and front elevation, downlights, laminate to flooring.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 