



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Main Road

Barnoldby-Le-Beck  
DN37 0BG

Offers in the Region Of  
£650,000

Coming to the market with NO FORWARD CHAIN is this stunning executive FOUR BEDROOM detached house. Set on a generous plot in the centre of the aspirational village of Barnoldby only a short walk from The Ship public house, this beautiful modern residence was constructed only 3 years ago and still has approximately 6/7 years left of the builders warrantee. A predominantly open plan ground floor layout boasts a stunning kitchen and island unit incorporating breakfast bar with space for dining and open plan to a living area, both areas have bi-folding doors to the rear. There are two further ground floor reception rooms plus stunning entrance, cloakroom and utility. To the first floor there is a galleried landing leading to four double bedrooms, stunning family bathroom plus master en-suite with oval bath, walk in shower and dressing area. To rear the garden has a split level patio connected with steps with slab and gravel patio areas. The front has open driveway for three cars leading to integral large single garage.

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### Entrance Hall

15' 8" x 9' 4" (4.78m x 2.85m)

A tall impressive solid front door has double glazed light panels to the top and sides which allow the flow of light into this large space. The entrance has marble effect tiled floor stepping up to the first floor and down into the hallway to a solid oak floor with under floor heating. There is mood lighting plus down and wall lights. An open full height hallway has galleried landing.

### Lounge

14' 4" x 13' 3" (4.36m x 4.05m)

A separate lounge to the front has three uPVC windows with blinds, four down lights, white decor and neutral carpet plus under floor heating.

### Study / Snug

9' 7" x 13' 9" (2.92m x 4.20m)

A nicely proportioned office or snug has large window to the side, stylish decor, neutral carpet, coving, four down lights and under floor heating.

### Cloakroom

5' 1" x 3' 2" (1.56m x 0.96m)

An attractive cloakroom has WC and tiled sink to match the floor and walls, recessed lighting sets a nice tone to the grey decorated walls. The room has under floor heating, two down lights and extractor.

### Kitchen breakfast dining

20' 5" x 17' 0" (6.22m x 5.19m)

A stunning open plan kitchen breakfast dining area has tall storage cupboards to one side of the room with large island unit featuring four ring electric hob with downward integrated extractor, one and a half sink and breakfast bar. The tall units incorporate integral fridge and freezer, two eye level oven grills plus discreet cupboards housing other appliances.. The kitchen has stunning mood lighting, solid oak floors, lantern window to the ceiling, bi-folding doors to the garden with down lights.

### Living area

13' 7" x 13' 9" (4.13m x 4.20m)

Open plan to the kitchen area, the living area has windows to the side with uPVC bi-folding doors to the rear. There is oak wood floor with under floor heating, seven down lights and white decor.

### Utility room

11' 7" x 5' 10" (3.54m x 1.77m)

The utility is open plan to the kitchen with tall units with discreet space and plumbing for washing machine and dryer. There is also work top and sink with marble effect work top. The room has down lights, uPVC window and extractor.

### Stairs and landing

A wide tread stairs case leads to a large L shaped galleried landing with views to the front. The area has mood lighting plus large chandelier, neutral decor and carpet.

### Bedroom One

13' 8" x 13' 3" (4.16m x 4.04m)

The main bedroom has two uPVC windows, white decor, four down lights, neutral carpet, radiator and pendant light. The bedroom also has feature oval bath with tiled area around it.

### En suite

9' 6" x 7' 2" (2.90m x 2.18m)

The en suite has large walk in shower with glass screen, floating WC and vanity sink with large mirror over. The room has uPVC window, tiled floor and mood lighting.

### Dressing room

5' 5" x 12' 9" (1.66m x 3.88m)

The dressing area has four double wardrobes to one side of the room open plan to the bedroom

### Bedroom Two

14' 9" x 13' 7" (4.50m x 4.15m)

A large double room has uPVC window, white decor, neutral carpet, four down lights and radiator.

### Bedroom Three

12' 8" x 13' 3" (3.86m x 4.04m)

The third bedroom has grey decor, neutral carpet, radiator, three uPVC windows and four down lights.

### Bedroom Four

11' 10" x 12' 2" (3.60m x 3.70m)

A fourth double bedroom has white decor, neutral carpet, radiator, four down lights, uPVC window and blinds plus loft access.

### Family Bathroom

7' 5" x 10' 6" (2.26m x 3.19m)

The bathroom has sunken bath into a tiled surround with vanity sink and floating WC. There is also a wet room floor with open plan drench shower over. The room has marble effect tiling, mood lighting, frosted uPVC to the rear, chrome towel radiator, down lighting and extractor.

### Integral garage

19' 11" x 13' 11" (6.07m x 4.25m)

With electronic roller door to the front, the garage is larger than average in size.

### Rear and side gardens

A good sized rear and side garden has been tiered into the hill with large slab and gravel patio area to the lower area with access to the front from the side. There are stairs that step up to the second

tier which is laid to gravel with a retained soil border to the higher level. A tall fence surrounds the garden to all sides.

### Front garden and driveway

An attractive frontage has off road parking for three cars on the block paved driveway which leads to the integral garage. A slab path leads to the front door and then in turn around to the side gate to the side garden. The remainder of the front is laid to lawn with a maturing Laurel hedge to the side.

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services with the exception of mains gas are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewing

By appointment only, telephone 01472 200666

### Council Tax Information

Band : To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call 01472 200666 or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

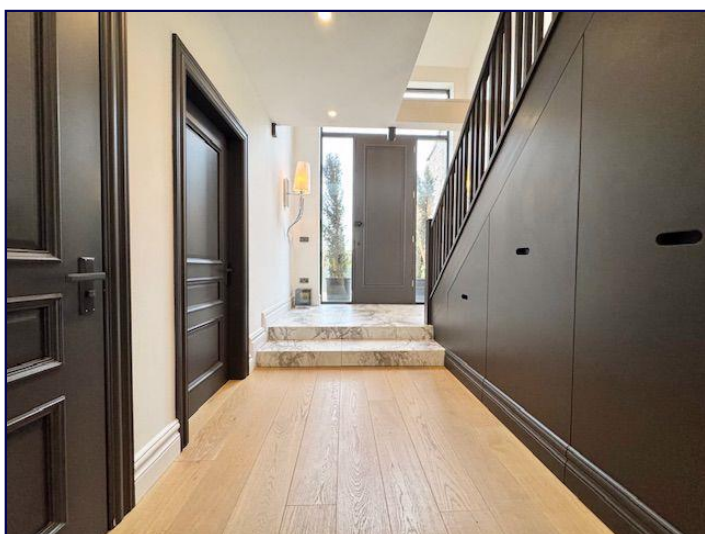
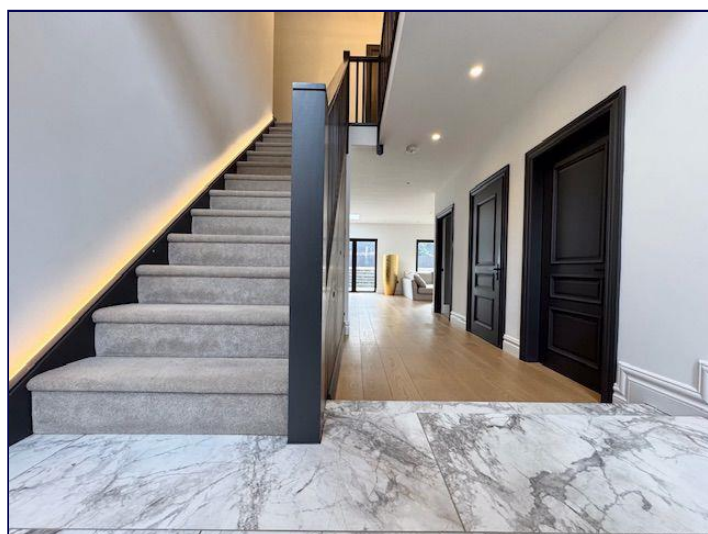
### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
130.7 sq.m. (1407 sq.ft.) approx.

1ST FLOOR  
109.0 sq.m. (1173 sq.ft.) approx.



TOTAL FLOOR AREA : 239.7 sq.m. (2580 sq.ft.) 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.

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