



Park View, Barton Seagrave **Freehold** £625,000

**Pattison
Lane**

Key Features

4 3 B F

- Exquisite Four Bedroom Detached Home
- Double Garage & Driveway
- Open-Plan Kitchen, Dining, and Family Area
- Four Substantial Bedrooms, Two With En Suite, Master Bedroom With Walkin Shower and Walk in Wardrobe
- Utility Room & Downstairs Cloakroom

Occupying a truly enviable position with picturesque views over green space and Wickstead Park, this stunning four-bedroom "Richmond" design home by Redrow is a testament to quality and style.

Exquisite Family Home in Show-Home Condition Presented in absolutely incredible, show-home condition, the property has been meticulously maintained and offers an exceptional living experience on the edge of a highly sought-after development. Its desirable location ensures a life of convenience, with a wealth of local amenities, including a convenience shop, post office, and community hall, all within walking distance.



Step inside to discover a bright and inviting interior finished to an impeccable standard. The heart of the home is the expansive open-plan kitchen, dining, and family area, a versatile space perfect for both entertaining guests and enjoying a quiet night in. A separate, formal lounge offers a more intimate setting, impressing with its feature gas fireplace and a striking bay window that floods the room with natural light.

The first floor provides a generously sized landing, leading to four substantial double bedrooms. The master suite is a true sanctuary, boasting a luxurious en-suite bathroom and a spacious walk-in wardrobe. A second bedroom also benefits from its own en-suite, while the remaining bedrooms are served by a well-appointed family bathroom with bath and separate walk in shower.

Outside, the property features beautifully maintained gardens to both the front and rear, providing private outdoor spaces for relaxation and recreation. A driveway offers convenient off-road parking and leads to a substantial double garage. This exceptional property perfectly combines sophisticated design, spacious living, and a desirable location. Early viewing is highly advised to fully appreciate the quality and scale of this remarkable home.





The accommodation comprises:

ENTRANCE HALL 15'5 x 7'4 (4.69m x 2.23m)

CLOAKROOM

LOUNGE 12'11 max x 17'1 plus bay (3.93m x 5.20m)

KITCHEN / BREAKFAST AREA 15'6 x 13'11 (4.72m x 4.24m)

DINING AREA 11'6 x 12'9 (3.50m x 3.88m)

FAMILY AREA 11'7 x 11' (3.53m x 3.35m)

UTILITY ROOM 11'3 x 5'3 (3.42m x 1.6m)

FIRST FLOOR LANDING 12'4 max x 14'7 narrowing to 12'9 (3.75m x 4.44m narrowing to 3.88m)

BEDROOM ONE 13' x 12'7 (3.96m x 3.83m)

WALK IN WARDROBE (From Bedroom One) 6'6 x 7'1 (1.98m x 2.15m)

EN SUITE (bedroom one) 7'7 x 7'1 (2.31m x 2.15m)

BEDROOM TWO 12'1 x 9'5 (3.68m x 2.87m)

EN SUITE

BEDROOM THREE 12'2 plus recess x 10'1 (3.70m x 3.07m)

BEDROOM FOUR 15'8 narrowing to 9'1 x 11'6 narrowing to 6'6 (4.77m narrowing to 2.76m x 3.50m narrowing to 1.98m)

BATHROOM

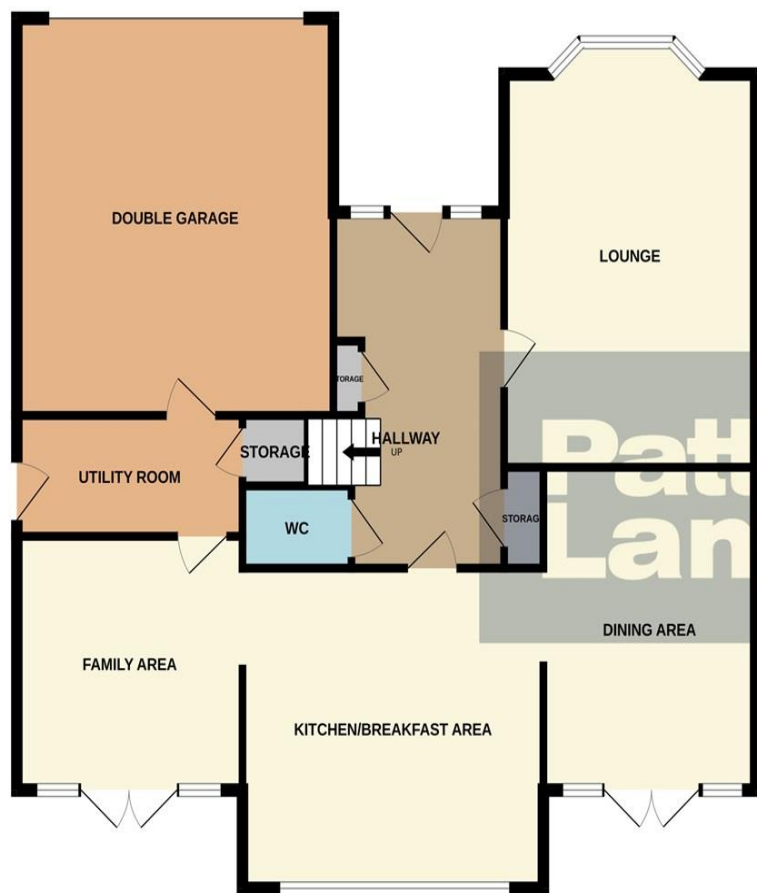
OUTSIDE

FRONT GARDEN

DRIVEWAY AND DOUBLE GARAGE 16'3 x 17'3 (4.95m x 5.25m)

REAR GARDEN

GROUND FLOOR
1241 sq.ft. (115.3 sq.m.) approx.



1ST FLOOR
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA : 2231 sq.ft. (207.3 sq.m.) 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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