



Birley Close, Barton Seagrave **Freehold** £455,000

**Pattison  
Lane**



# Key Features

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- Four Bedroom Detached Family Home
- Situated on a Close with 5 Superior Houses
- Pristine Secured Location accessed via Electric Gates
- Beautifully Presented Throughout
- Open Plan Kitchen / Dining Room

Welcome to an unrivalled lifestyle opportunity within one of Barton Seagrave's most prestigious addresses: a secure, private gated enclave comprising just five exclusive detached homes.

This exceptional four-bedroom residence offers the ultimate combination of seclusion, contemporary design, and convenience.

Greeted via the sophisticated entrance hallway with access to the living room to the left. This bright living room is instantly appealing, anchored by an attractive bay window that captures superb natural light. The hub of daily life is the spectacular, open-plan kitchen / diner. Designed with both the passionate cook and the avid host in mind, it features a suite of integrated appliances, and vast space for a grand dining table.





The transition to outdoor living is effortless via French doors that open into the garden. A functional utility room, offering dedicated laundry space, enhances the home's practicality. Comfort and refinement flow throughout the entire ground floor, with the luxurious warmth of underfloor heating. A stylish ground-floor cloakroom (W/C) completes this level.

The first floor reveals four spacious, light-filled bedrooms. The master bedroom is an indulgent retreat, featuring a private ensuite shower room and built-in wardrobes, offering a dedicated space for relaxation and storage. The remaining three generously sized bedrooms share access to a modern, well-appointed family bathroom.

The outdoor space is a true extension of the home. The enclosed rear garden is beautifully presented ideal for alfresco dining and social gatherings, complemented by a neatly maintained lawn and attractive planter borders. Further benefits include a single garage and parking.

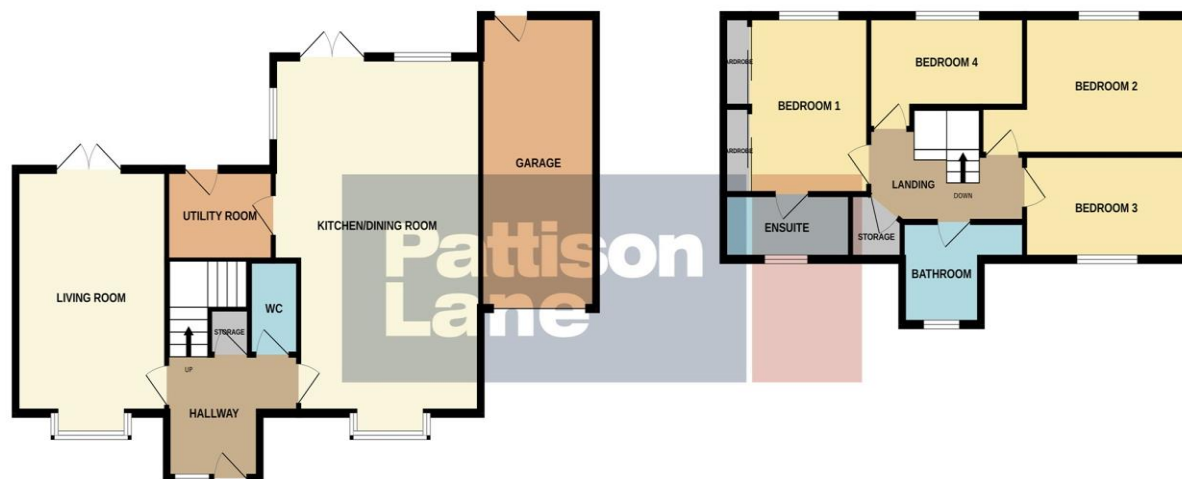
This outstanding property provides a unique chance to acquire a sophisticated, modern home within a safe and highly desirable private setting. Viewings are highly advised to appreciate all this property has to offer!



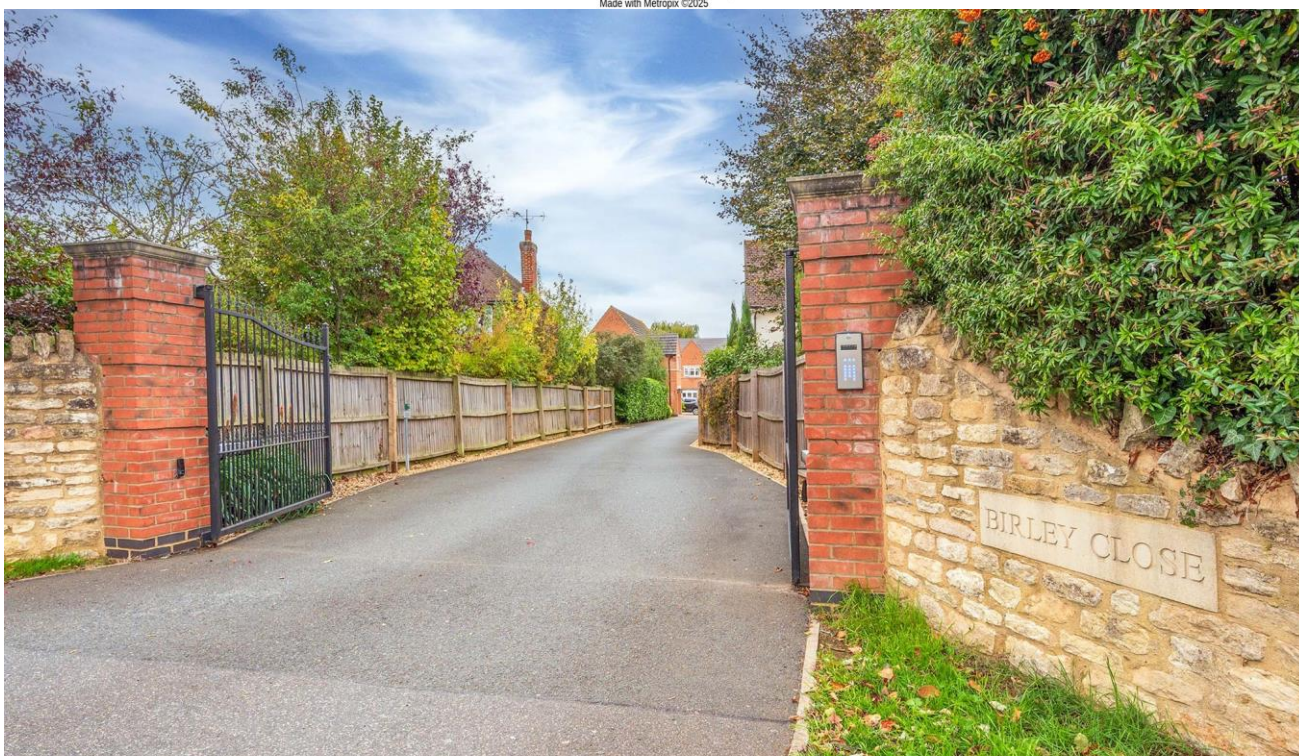


GROUND FLOOR

1ST FLOOR



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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The accommodation comprises:

ENTRANCE HALL

CLAOKROOM

LOUNGE 16'1 plus bay x 14'3 (4.90m x 4.34m)

KITCHEN / DINING / FAMILY ROOM 22'10 plus bay x 14'1 max (6.95m x 4.29m)

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM ONE 11'5 x 11'3 into wardrobes (3.47m x 3.42m)

EN SUITE

BEDROOM TWO 12'8 plus recess x 8'11 (3.86m x 2.71m)

BEDROOM THREE 12'8 x 6'7 (3.86m x 2m)

BEDROOM FOUR 12'1 x 5'10 plus recess (3.68m x 1.77m)

BATHROOM

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

REAR GARDEN

AGENTS NOTE:

The vendor advises there is a £40 per month charge for the electric gates and pumping station servicing / electric supply.

To view this property call Pattison Lane on:  
**01536 524425**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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