



16 Barroon, Derby, DE74 2PE

Offers In The Region Of £300,000

SOLD WITH NO UPWARD CHAIN- This beautifully extended semi-detached home offers three well-proportioned bedrooms and is ideal for families or those seeking extra space. The heart of the home is undoubtedly the open plan kitchen, dining, and family area, which creates a warm and inviting atmosphere for both entertaining and everyday living.

In addition to the spacious kitchen, the property boasts a separate lounge with bay window, providing a cosy retreat for relaxation. A convenient cloakroom and utility room enhance the practicality of the layout, ensuring that all your needs are met. Step outside to discover a fantastic-sized landscaped rear garden, perfect for outdoor gatherings, gardening enthusiasts, or simply enjoying the fresh air in a private setting. The garden is a true highlight, offering ample space for children to play or for hosting summer barbecues. Furthermore, the property features a loft room with ladder access, which can serve as an ideal office or games room, catering to the needs of modern lifestyles. Recent upgrades, including new windows throughout and a new roof, provide peace of mind and enhance the overall appeal of this delightful home.

Recent Works

The current owners have lovingly upgraded this fabulous property to make the ideal family home. Recent works include: new windows throughout, new roof, loft room, extension to Kitchen/Dining/Family space and garden landscaping.

This property is certainly not to be missed, contact us for viewings!

Entrance Hallway

Enter the property into the welcoming hallway which offers wood effect flooring, stairs rising to first floor, central heating radiator and access through to the Lounge, Guest Cloakroom and Kitchen/Dining/Family space.

Lounge

A beautiful, cosy Lounge with bay window looking out to the front aspect of the property, carpeted flooring and central heating radiator.

Guest Cloakroom

Having steps leading down to W/C, hand basin with tiled splashback, wall mounted combi boiler, obscured window to side aspect and feature obscured circular window to front aspect.

Open plan Kitchen/Dining/Family space

The heart of the home is definitely this fantastic open plan Kitchen/Dining and Family space! Having modern fitted Kitchen with a range of wall, drawer and base units and complimenting worktops. range cooker with extractor over, breakfast bar, space and plumbing for dishwasher and American sized fridge/freezer, inset sink with mixer tap and central heating radiator.

As you move through to the dining space you'll find French doors leading out to the beautiful rear garden and ample space for a dining set up.

The Family space offers alcove shelving and ample space for all of the family to relax!

First Floor

Master Bedroom

A generous double bedroom with ample fitted wardrobe space, central heating radiator, carpeted flooring and window to rear aspect.

Bedroom Two

Another double bedroom having carpeted flooring, central heating radiator and window to front aspect.

Bedroom Three

Having carpeted flooring, window to the rear aspect and central heating radiator.

Loft Room

Having ladder access, central heating radiator, sky light window, carpeted flooring and storage.

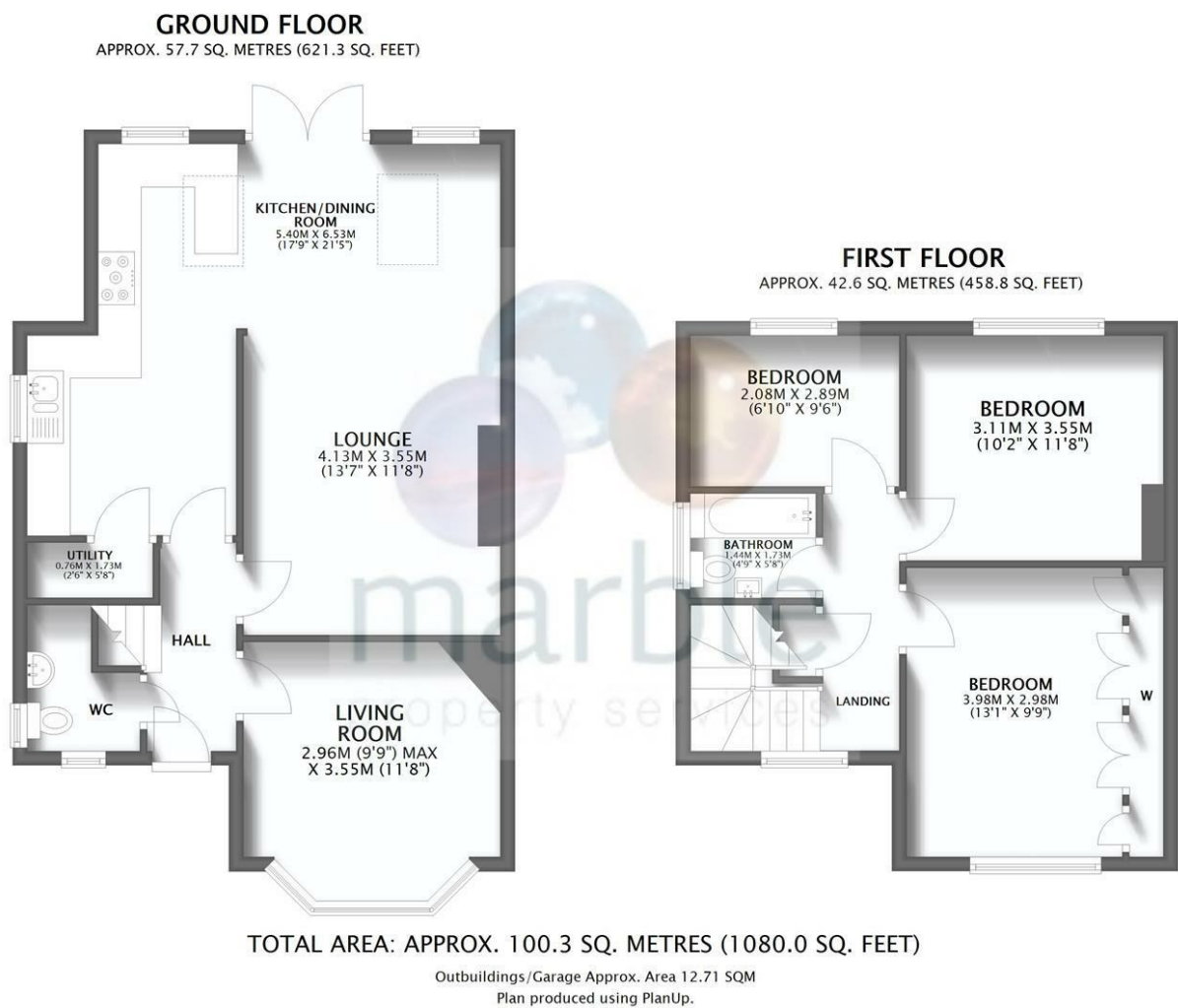
Bathroom

Having bath with shower over, W/C, obscured window to side aspect, central heating radiator and hand wash basin.

Rear Garden

A spacious South East facing garden with ample space for all of the family having patio seating area, lawn and barked play area.

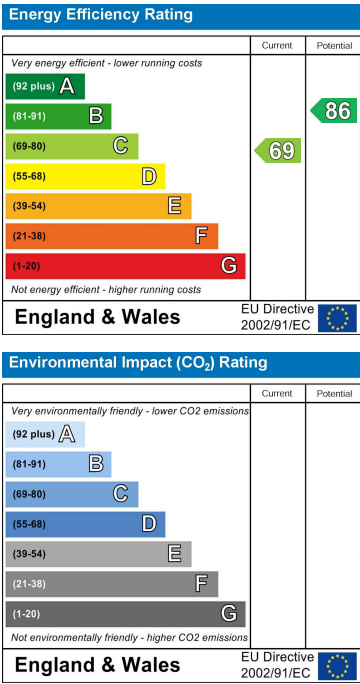
Floor Plan



Area Map



Energy Efficiency Graph



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