



12 Cedar Grove, Barton, DL10 6JP  
Offers over £375,000



**PORCH**  
With UPVC glazed door, coir entrance matting and built in coat and shoe rack.

**HALLWAY 3.80m x 2.79m (12'5" x 9'1")**  
With tiled flooring, central heating radiator and glass panelled staircase leading to the first floor.

**DOWNSTAIRS W.C 1.81m x 1.72m (5'11" x 5'7")**  
Having a white wash hand basin and w.c, half panelled walls, UPVC double glazed window, towel radiator and tiled flooring.

**LOUNGE 6.41m x 3.54m (21'0" x 11'7")**  
At the front of the property with UPVC double glazed window, wooden flooring, inset shelving and a feature panelled wall. Central heating radiator and tv aerial point.

**KITCHEN / DINING ROOM 6.81m x 4.63m (22'4" x 15'2")**  
At the rear of the property fitted with Bespoke wall, base and drawer units with oak topped work surfaces and under cabinet lighting. Butler sink with mixer tap over and tiled splash back, island with breakfast bar, double oven and hob with extractor hood over, integrated dishwasher, built in wine rack, french doors leading out to the rear garden, UPVC double glazed window. Spot lights, wooden flooring, vertical radiator and central heating radiator. Free standing housing unit for an American fridge freezer.

**UTILITY ROOM 4.66m x 2.45m (15'3" x 8'0")**  
At the front of the property with a range of wall and base units with oak topped work surfaces, stainless steel sink unit with mixer tap over and tiled splash back. Central heating boiler, UPVC double glazed window and door leading out to the side of the property. Double storage cupboard, spot lighting and tiled flooring.

**SUN LOUNGE / FAMILY ROOM 6.39m max (5.42m) x (3.53m max) 2.75m (20'11" max (17'9") x (11'6" max) 9'0")**  
A great room at the rear of the property which could be used for a wide range of purposes. Having a glazed roof and french doors leading to the rear garden, the room benefit from lots of natural light. Wooden flooring, tv aerial point and central heating radiator.

**LANDING**  
With a feature panel wall, double storage cupboard with shelving and central heating radiator.

**BEDROOM 1. 4.62m x 4.47m (15'1" x 14'7")**  
A large master suite at the rear of the property with a central heating radiator, TV aerial point and UPVC double glazed window.

**EN SUITE 3.03m x 2.20m (9'11" x 7'2")**  
A generous sized en suite with double rainfall shower, white wash hand basin and w.c, tiled flooring and part tiled walls, towel radiator, spot lights and UPVC double glazed window.

**DRESSING ROOM 2.65m x 2.20m (8'8" x 7'2")**  
With hanging and shelving space, built in dressing table, central heating radiator and UPVC double glazed window.

**BEDROOM 2. 3.55m x 3.50m (11'7" x 11'5")**  
At the front of the property with built in double storage cupboard, central heating radiator and UPVC double glazed window.

**BEDROOM 3. 4.41m into robes x 3.55m (14'5" into robes x 11'7")**  
At the front of the property with tv aerial point, UPVC double glazed window and central heating radiator.

**BEDROOM 4. 3.54m x 2.50m (11'7" x 8'2")**  
At the rear with a UPVC double glazed window and central heating radiator.

**FAMILY BATHROOM 3.54m x (3.13m max)1.92m min (11'7" x (10'3" max)6'3" min)**  
Having a white suite comprising of a square two person bathtub with wall mounted waterfall tap and wall mounted waterproof bathroom tv, wash hand basin and double shower cubicle, tiled walls and flooring, towel radiator, spot lighting and extractor fan.

**GARAGE**  
A detached garage with up and over door and side access door.

**EXTERNALLY**  
To the front of the property there is a large driveway providing off road car parking for 3/4 vehicles and outside welcome light.  
To the rear of the property there is an enclosed garden with lawn, patio and two outside wall lights. There is a path and a gate at the side of the property for access to the front drive.

