



GUIDE PRICE £475,000-£500,000

Park Hill Drive, Aylestone, Leicester, LE2 8HS

- Stunning Detached Property
- One Reception Room
- Five Family Bedrooms
- GCH, DG, EPC D, C/Tax D & Freehold
- Block Paved Driveway with ORP
- Super Stylish Fitted Kitchen & Living
- Utility, Laundry Room & D/s WC
- Spa Inspired Bathroom & En-suite
- Landscaped Rear Garden & WFH Zone
- Early Viewing Highly Recommended



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A STUNNING & STYLISH, IMPECCABLY APPOINTED FIVE BEDROOMED DETACHED PROPERTY

Superbly situated on Park Hill Drive in the sought after city suburb of Aylestone, being well served for renowned local schooling, City hospitals, both Universities, the City Centre and an array of everyday local amenities. This beautifully presented property would provide a highly desirable & luxurious family home & benefits from open plan contemporary styled flexible living arrangements, perfect for today's modern lifestyle. The accommodation briefly comprises, impressive entrance hallway, living room, open plan kitchen living room, utility room, laundry room, d/s wc. Having five family bedrooms, stylish en-suite shower room and a 'Spa Inspired' bathroom suite with walk-in shower. To the rear is a wonderful landscaped garden and WFH Zone which leads to the immaculate front garden / driveway with parking and plenty of kerbside appeal

VIEWING IS AT THE AGENTS HIGHEST RECOMMENDATIONS
DO NOT MISS OUT



LIVING ROOM

14'04 (into bay) x 11'11 (4.37m (into bay) x 3.63m)

Having bay window to the front elevation, window to the side elevation, log burner, floating shelving and curved radiator.



ENTRANCE HALLWAY

Comprising L-shaped hallway with ceramic tiled flooring, stairs off to the first floor, spotlights and two radiators with trellis covers over.



FITTED DINING KITCHEN

24'08 x 9'02 (7.52m x 2.79m)

Comprising a matching range of base, drawer and wall mounted units with complementary work surfaces, island with breakfast bar, tiled splash backs, built in appliances to include fridge, dishwasher, double oven, induction hob and extractor hood, sink unit with drainer, ceramic tiled floor, three windows to the rear elevation and access to utility room:



OPEN PLAN LIVING

With bi-fold doors to the rear garden, ceramic tiled flooring, under stairs storage cupboard and radiator with trellis cover.

UTILITY ROOM

9 x 6'75 (2.74m x 1.83m)

Having base and wall units, sink unit, wall mounted 'Ideal' boiler, ceramic tiled floor, spotlights and window to the rear elevation.



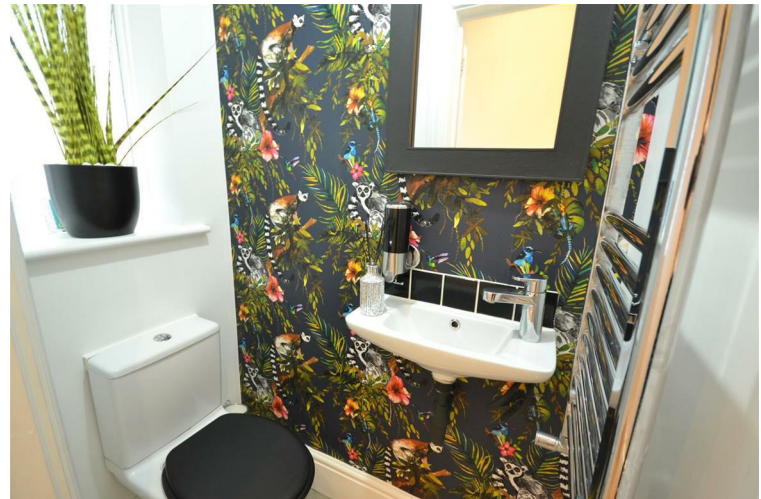
UTILITY ROOM

With plumbing for washing machine, space for tumble dryer and ceramic tiled flooring.



INNER HALLWAY

Having ceramic tiled flooring, ceiling coving and spots recessed to ceiling:



WC

Comprising wc, wash hand basin, chrome heated towel rail and window to side elevation, ceramic tiled flooring:



BEDROOM FIVE
9'10 x 8 (max) (3.00m x 2.44m (max))
Having window to the side elevation and radiator.



EN-SUITE SHOWER ROOM
9'08 x 5'10 (max) (2.95m x 1.78m (max))
Comprising fully tiled walk in shower cubicle, vanity wash hand basin, low flush w.c., heated towel rail, tiled floor and spotlights.



BEDROOM THREE
14'04 (into bay) x 9'08 (to robe) (4.37m (into bay) x 2.95m (to robe))
Having built in wardrobes, bay window to the front elevation, t.v. point and radiator.



BEDROOM FOUR
12'08 x 9'11 (3.86m x 3.02m)
With two windows to the side elevation and two radiators.



FIRST FLOOR GALLERY LANDING
Beautiful galleried landing with view of the ground floor level, Velux window to the rear elevation and storage in the eaves.



BEDROOM ONE
13'10 x 11'10 (4.22m x 3.61m)

Having built in wardrobes, spotlights, window to the front elevation and radiator.



SPA INSPIRED BATHROOM SUITE
11'06 x 10'08 (3.51m x 3.25m)

Comprising panelled bath, walk in shower cubicle, vanity wash hand basin, low flush w.c., heated towel rail, tiled splash backs, spotlights, extractor, tiled floor and window to the rear elevation.



BEDROOM TWO
15'07 x 11'07 (4.75m x 3.53m)

Having built in wardrobes, spotlights, window to the front elevation and radiator.

REAR GARDEN

The rear extends to an immaculately landscaped zoned garden and is a particular feature of the property, perfect for al fresco dining and entertaining with fenced surround. There is also a detached shed perfect for the option to WFH.



SHED / WFM ZONE
15'11 x 8'08 (4.85m x 2.64m)

Perfect space to work from home, fully insulated with power and lighting:



FRONT GARDEN & DRIVEWAY

To the front elevation is a block paved driveway with parking comfortably for several vehicles and a raised disply bed with low level brick wall surround, offereing lenty of kerbside appeal.

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.

Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

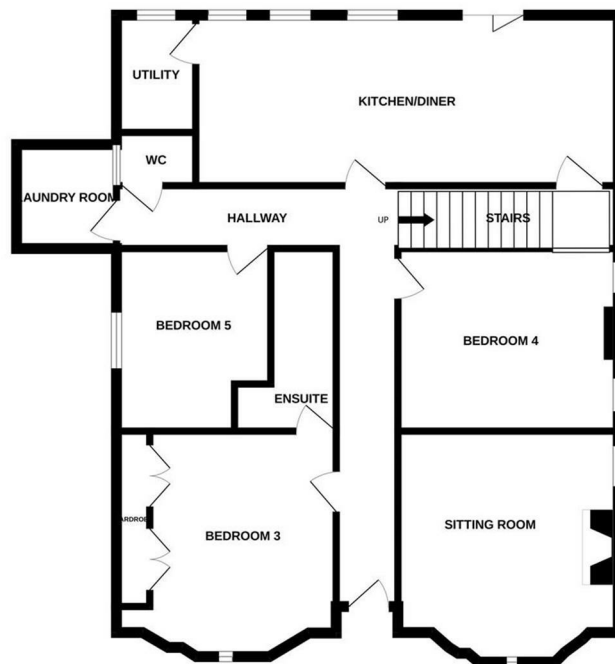
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm

GROUND FLOOR

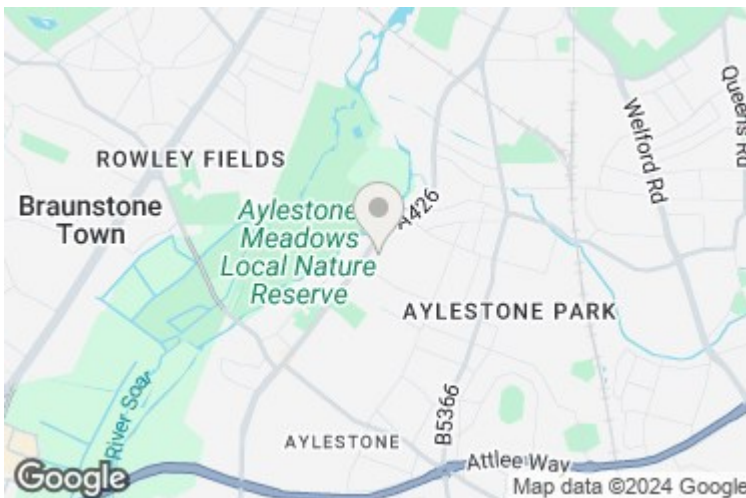


1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	78
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Barkers

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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

