



Willow Road, Barrow upon Soar



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£575,000



## Key Features

- STUNNING DETACHED FAMILY HOME
- SHOW HOME LIKE INTERIOR!
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- LIVING DINING KITCHEN
- THREE BATHROOMS
- EPC rating C
- FREEHOLD







A simply stunning detached family home occupying this enviable location fronting tree lined open green space within the heart of the Willow Road development.

The interior offers that 'Wow Factor' show home finish fusing stylish contemporary decoration with generous bright and airy rooms with a versatile arrangement.

Enter through the impressive central entrance and into a large hallway with dogleg staircase, quality wood effect Karndean flooring, handy under stairs storage cupboard in addition to a separate cloaks cupboard and leading off is a useful ground floor WC.

There are three separate reception rooms in total allowing for complete flexibility and adaptable for the ever changing needs of the growing family. The lounge sits to the rear offering a cosy welcoming feel centred around a quality contemporary stone surround with inset living flame effect gas fire and French doors leading out into the garden ideal for summer entertaining.

The family room at the front overlooks the open green and lends itself to use as a children's playroom, teenager space or simply a second sitting room for when the sport is on! The dining room also overlooks the open green and lends itself to use as a home office or hobby space etc.

We can imagine summer daytime living at the rear of the home and within the large living dining kitchen which has space for a dining table and/or a small sofa arrangement along with French doors leading out on to the patio. The kitchen itself offers a comprehensive range of base, drawers and eye level units with integrated dishwasher, fridge and freezer, built in AEG stainless steel electric double oven, five ring gas hob and extractor, work surface over lighting, additional fitted cabinets with central space for an American style fridge freezer, continuation of the Karndean flooring from the hallway, ceiling spotlights and a door leading into the utility room. The utility has plumbing for a washing machine, space for a tumble dryer, additional sink, a range of cupboards, one of which houses the conventional gas central heating boiler and a side entrance door leading out on to the double width driveway.

The impressive wrap around gallery style landing brings a feeling of space to the home, leads to all the bedrooms and bathroom and also has a large walk in airing cupboard which houses the pressurised hot water cylinder.

The master bedroom suite really is impressive, enjoying beautiful views over the open front green, featuring contemporary feature wall coverings and leading into a large dressing room with a comprehensive range of fitted wardrobes which have internal hanging and shelving, this space overlooks the rear garden and leads into an en-suite shower room. The en-suite has half height and fully tiled walls with a double shower enclosure with mixer shower, vanity style wash hand basin, Karndean flooring, shaver point, extractor and window.

Bedroom two also overlooks the rear garden, has a built in double wardrobe and offers an en-suite shower room with double shower enclosure, mixer shower, Karndean flooring, half height and fully tiled walls, shaver point, extractor and window. Bedroom three also has a double wardrobe, overlooks the open front green whilst bedroom four to the front is currently utilised as a home office but in our view could easily accommodate a three quarter sized bed if needed.

Finally the family bathroom is generous and allows for a four piece suite, bath, toilet, sink and separate shower enclosure with mixer shower, half height and fully tiled walls, Karndean flooring, shaver point, extractor fan and window.

The outside is just as impressive as inside with the home having had professionally landscaped gardens to a low maintenance finish with quality artificial lawns, along with surrounding borders, shrubs and flowers. The property is situated along a private driveway serving this and just three other neighbouring properties along with double five bar gates which open to reveal a four car driveway and detached double garage with twin electrically operated up and over doors, pitched roof storage, light and power. Gated access to the side leads into a south facing beautifully presented garden with full width paved patio, additional patio behind the garage along with timber built garden shed which is currently utilised as a workshop or could be a summerhouse with light and power.

Good to know: The property has uPVC double glazing throughout and gas central heating powered by a conventional boiler. The property has a professionally installed CCTV system which will remain. There is a large loft hatch on the landing which has a pull down ladder, light and partially boarded.











ENTRANCE HALLWAY 4.43m x 3.13m (14'6" x 10'4")

LOUNGE 4.89m x 3.54m (16'0" x 11'7")

FAMILY ROOM 5.00m x 2.75m (16'5" x 9'0")

DINING ROOM/STUDY 3.52m x 2.02m (11'6" x 6'7")

LIVING DINING KITCHEN 6.66m x 5.27m (21'11" x 17'4")

UTILITY ROOM 2.28m x 1.54m (7'6" x 5'1")

GROUND FLOOR WC 1.54m x 0.93m (5'1" x 3'1")

MASTER BEDROOM 4.18m x 3.63m (13'8" x 11'11")

DRESSING ROOM 3.20m x 1.53m (To wardrobe front) (10'6" x 5'0")

EN-SUITE SHOWER ROOM 2.18m x 1.73m (7'2" x 5'8")

BEDROOM TWO 3.81m x 3.10m (12'6" x 10'2")

EN-SUITE SHOWER ROOM 2.28m x 1.15m (7'6" x 3'10")

BEDROOM THREE 3.63m x 2.95m (11'11" x 9'8")

BEDROOM FOUR 3.00m x 2.98m (9'10" x 9'10")

FAMILY BATHROOM 2.18m x 2.39m (7'2" x 7'10")

DOUBLE GARAGE 5.24m x 5.34m (17'2" x 17'6")

TIMBER WORKSHOP 2.43m x 2.34m (8'0" x 7'8")



## TO FIND THE PROPERTY

From Barrow upon Soar village centre, proceed on High Street heading on to Nottingham Road where you will reach a roundabout, you should turn left on to Willow Road. Proceed into the development where within the middle, the property is situated on the right hand side overlooking the open green and along a private driveway, identified by the agent's 'For Sale' board.

## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band F.

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