



Bakersfield, Wrawby



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£460,000



Key Features

- EPITOME OF STYLE
- GENEROUS PROPORTION
- EXTENDED LANDSCAPED GARDENS
- RECEPTION PARKING
- 25' DUAL ASPECT LOUNGE
- STUNNING KITCHEN
- EPC RATING C
- FREEHOLD





Offering generously proportioned accommodation, and discreetly situated on a private drive, this individually designed home is the epitome of simple contemporary elegance and quiet sophistication. Immaculately presented to an evident high standard the home is ideal for relaxed entertaining with both a 25' dual aspect Lounge and stunning 21' Breakfast Kitchen opening to the full width terrace which overlooks the extended 2 tiered gardens. The modern family is also catered for by the 4 double Bedrooms and 2 Bathrooms whilst the separate Snug is ideal for quiet contemplation. Those inevitable guests and visitors are catered for by the 4 car reception area and double Garage.

Defined by light - Designed for life.

RECEPTION HALL

A canopied and lit entrance opens to a welcoming Hall with oak flooring, spindle balustraded staircase with cupboard under and radiator.

SNUG 3.85m x 4.29m (12'7" x 14'1")

An intimate retreat with window overlooking the reception area, oak flooring, radiator and coving.

LOUNGE 7.62m x 3.85m (25'0" x 12'7")

This elegant, principle reception room is beautifully lit by both the forward facing square bay and the French doors which open to the full width terrace. The room has ample space for both a dining and seating area and is centred on the white marbled fireplace with contrasting granite back and hearth and inset electric fire. In addition to the 2 radiators there is an air conditioning unit to ensure maximum comfort at all times.

BREAKFAST KITCHEN 6.44m x 3.67m (21'1" x 12'0")

The informal social heart of the home linking to the terrace via French doors and the sleek lines of the extensive range of dove grey fronted units and complementary worktops enhance the space and combine seamlessly with the light ceramic tiled

floor. There is an excellent range of integrated appliances including a 5 burner stainless steel hob with chimney extractor over, dishwasher, refrigerator, freezer and oven. The under lit units and inset ceiling spotlights add to the relaxed atmosphere.

UTILITY 2.20m x 1.84m (7'2" x 6'0")

A most practical area appointed with a range of matching units and tiled floor with space for both a tumble dryer and automatic washing machine.

CLOAKROOM 2.30m x 0.90m (7'6" x 3'0")

Appointed with a suite in white to include a vanity wash hand basin, close coupled wc, radiator and tiled floor.

GALLERY LANDING

Centrally placed with window to the front and spindle baluster rail, access to the loft and deep Linen cupboard.

MASTER SUITE

BEDROOM 3.75m x 3.86m (12'4" x 12'8")

A stylish double room with window to the front aspect, air conditioning unit and a range of fitted wardrobes to one wall.

EN SUITE 2.50m x 1.56m (8'2" x 5'1")

An sophisticated indulgence with a suite to include a full width tiled and glazed shower enclosure, wall mounted wash hand basin with pillar tap, close coupled wc, chrome radiator, spot lighting, extractor and contrasting slate style floor.

BEDROOM 2 3.83m x 3.83m (12'7" x 12'7")

Enjoying views across the rear landscaped gardens with radiator.

BEDROOM 3 3.83m x 3.00m (12'7" x 9'10")

A further generous double room with window to the front aspect and radiator.

BEDROOM 4 3.59m x 3.52m (11'10" x 11'6")

The final double bedroom with window to the rear and radiator.







BATHROOM 2.76m x 2.73m (9'1" x 9'0")

Beautifully appointed with a suite in white to include a panelled bath with side filler, glazed and tiled shower enclosure, close coupled wc, wash hand basin with pillar tap, chrome radiator, spot lighting, natural marble effect tiling to the shower and splash areas and contrasting ceramic tiled floor.

OUTSIDE

Set off a private block driveway this individual home is fronted by a 4 car reception area which leads to the brick built DOUBLE GARAGE with light and power. Gated walks lead to the rear. A full width terrace connects to both the Lounge and the Kitchen and creates an ideal link to the extensive two tiered lawns with stylish shrub and flower borders joined by a central wisteria covered arch and sleeper edge steps. The lower lawn is ideal for family games which can be watched from the flagged seating area with its shrubs and mature clematis. There is a useful garden store together with espalier fruit trees and a small ornamental pond set in its own patio.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND E. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out



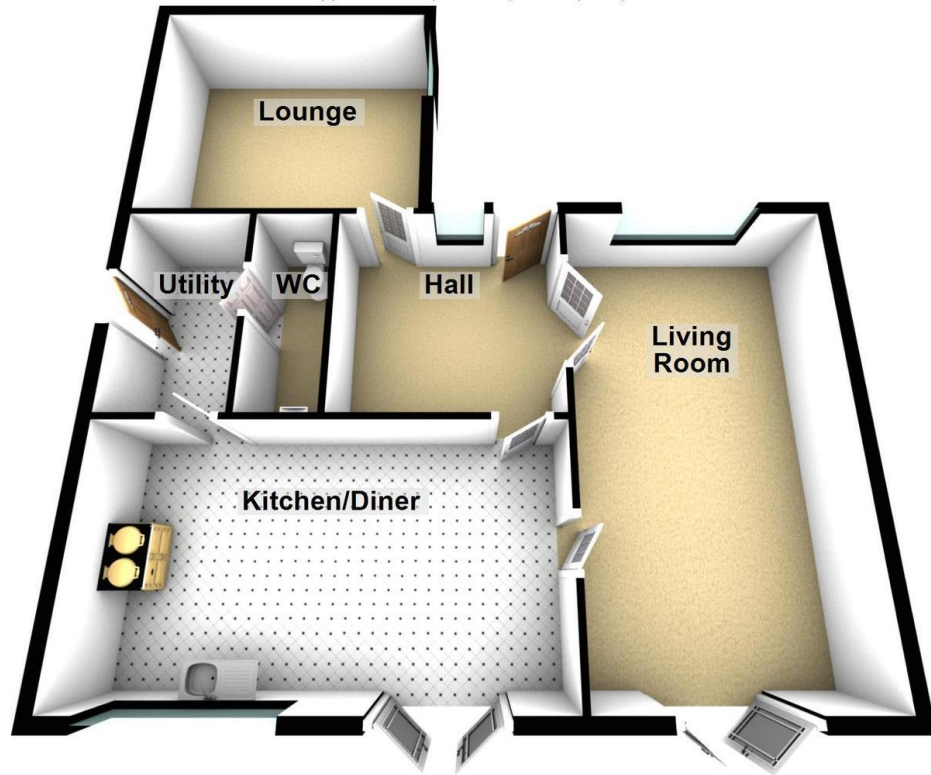
a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.





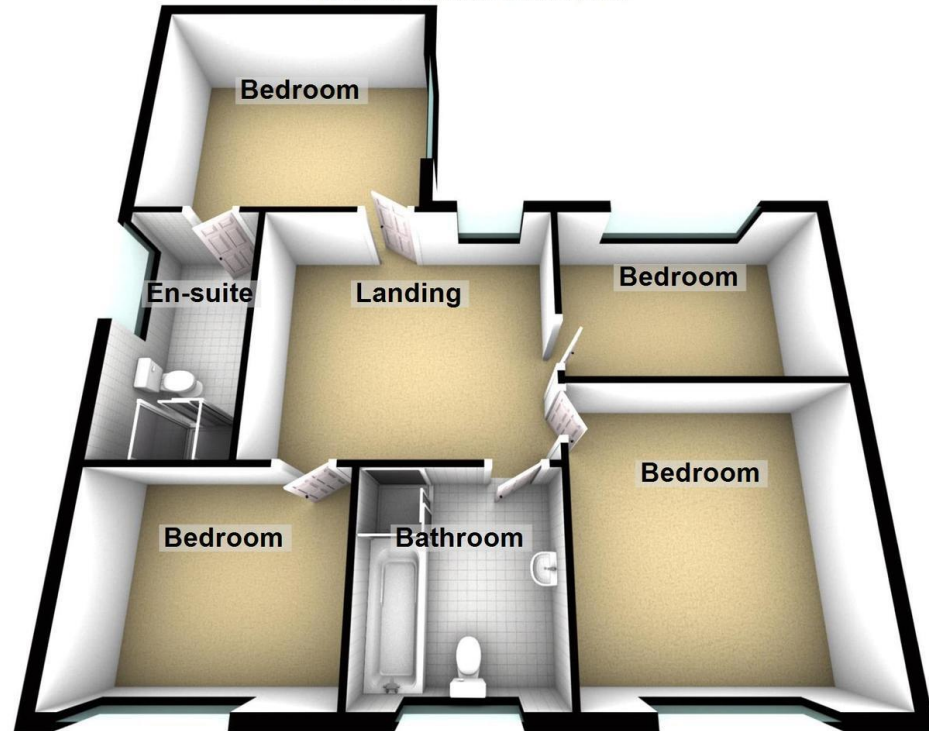
Ground Floor

Approx. 83.9 sq. metres (903.2 sq. feet)



First Floor

Approx. 83.9 sq. metres (903.2 sq. feet)



Total area: approx. 167.8 sq. metres (1806.4 sq. feet)

Address: 29 Bakersfield, Wrawby, BRIGG, DN20 8SZ
RRN:

