



Ash field, Marsh Lane, Barnetby



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3

£465,000



Key Features

- SUPERB VIEWS
- 0.4 ACRE LANDSCAPED GROUNDS
- VAULTED FAMILY ROOM
- FORMAL DINING ROOM
- BALCONY VIEWS
- EXTENSIVE PARKING
- EPC RATING D
- FREEHOLD





LOCATION, LOCATION, LOCATION.

Enjoying stunning views across 0.4 acre approx landscaped gardens to open fields this superb detached home is the epitome of a family home. The home combines quiet elegance with beautifully lit, flexible accommodation to create a home fit for all seasons. The vaulted Family room with its additional barbecue area welcomes relaxed socialising and is contrasted by the formal Dining room and the elegant Lounge with its distinctive raised seating area. The centrally placed Kitchen includes a traditional Pantry and the balcony on the Landing is a haven from which to enjoy the views. The generous bedrooms are served by a family Bathroom and those inevitable guests are welcomed by extensive reception parking and a double Garage.

Ash Field - the definition of home.

FAMILY ROOM 4.33m x 5.62m (14'2" x 18'5")

This stunning beautifully lit vaulted room is the undoubted relaxed heart of the home ideal for relaxed entertaining throughout the year with its contemporary cast iron multi-fuel stove and linking to the rear terrace via double glazed French doors.

BARBECUE AREA 2.10m x 3.02m (6'11" x 9'11")

A distinctive addition ensuring summer feast whatever the time of year with its brick built barbecue with steel canopy over and spot lighting.

UTILITY/CLOAK ROOM 2.27m x 2.81m (7'5" x 9'2")

A practical space with plumbing for a washing machine, close coupled wc and pedestal wash hand basin.

KITCHEN 3.94m x 3.64m (12'11" x 11'11")

Centrally placed and appointed with an excellent range of straw coloured high and low units with contrasting worktops



and including a 1 1/2 bowl stainless steel sink unit, tiled cooker recess with inset 5 burner gas range, laminated flooring and views to the garden.

PANTRY 1.82m x 2.23m (6'0" x 7'4")

A traditional shelved Pantry with meat hooks, cold shelf and meat safe.

HALL

Allowing access to the major reception rooms and featuring a balustraded stair to the first floor with cupboard under. French doors open to the Conservatory.

DINING ROOM 3.96m x 4.24m (13'0" x 13'11")

A well lit dual aspect room ideal for more formal family celebrations with its wide round bay overlooking the mature gardens to fields beyond and including a light marbled fireplace with cupboards to either hand.

CONSERVATORY 2.95m x 3.74m (9'8" x 12'4")

A place to enjoy the sunsets and night skies with a glazed roof and French doors opening to the garden.

LOUNGE 3.95m x 6.10m (13'0" x 20'0")

A dual aspect sophisticated retreat centered on the open fireplace with its timber surround and including a distinctive corner bay with raised seating area.

GALLERIED LANDING

A traditional landing opening to a wrought iron balustraded balcony.

BEDROOM 1 3.86m x 4.22m (12'8" x 13'10")

This quietly elegant dual aspect room with fitted wardrobes again enjoys garden and field side views via a round bay window.

BEDROOM 2 2.90m x 3.95m (9'6" x 13'0")

A comfortable double room with further corner bay window with window seats.





BEDROOM 3 3.26m x 3.95m (10'8" x 13'0")

A further double room with built in wardrobe and views to the rear.

BEDROOM 4 2.64m x 3.02m (8'8" x 9'11")

The final double room with built in cupboard.

BATHROOM 2.07m x 2.06m (6'10" x 6'10")

Appointed with a traditional suite in white to include a panelled bath with mains shower over, vanity basin with cupboards under and complementary tiling to the splash and shower areas.

TOILET

Appointed with a close coupled wc and rectangular wash hand basin.

OUTSIDE

Understood to approach 0.4 acre or thereabouts the gardens at Ash Field are a particular delight. They have been landscaped to create both an area ideal for family games together with a gardeners dream and include broad lawns with mature shrub and herbaceous beds and borders, a productive vegetable garden and fruit trees. A flagged terrace leading from the Family room provides an excellent vantage point from which to contemplate the views. The property is approach from Marsh Lane over a broad reception area which allows for extensive family and guest parking as well as leading to the detached DOUBLE GARAGE.

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.

COUCIL 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

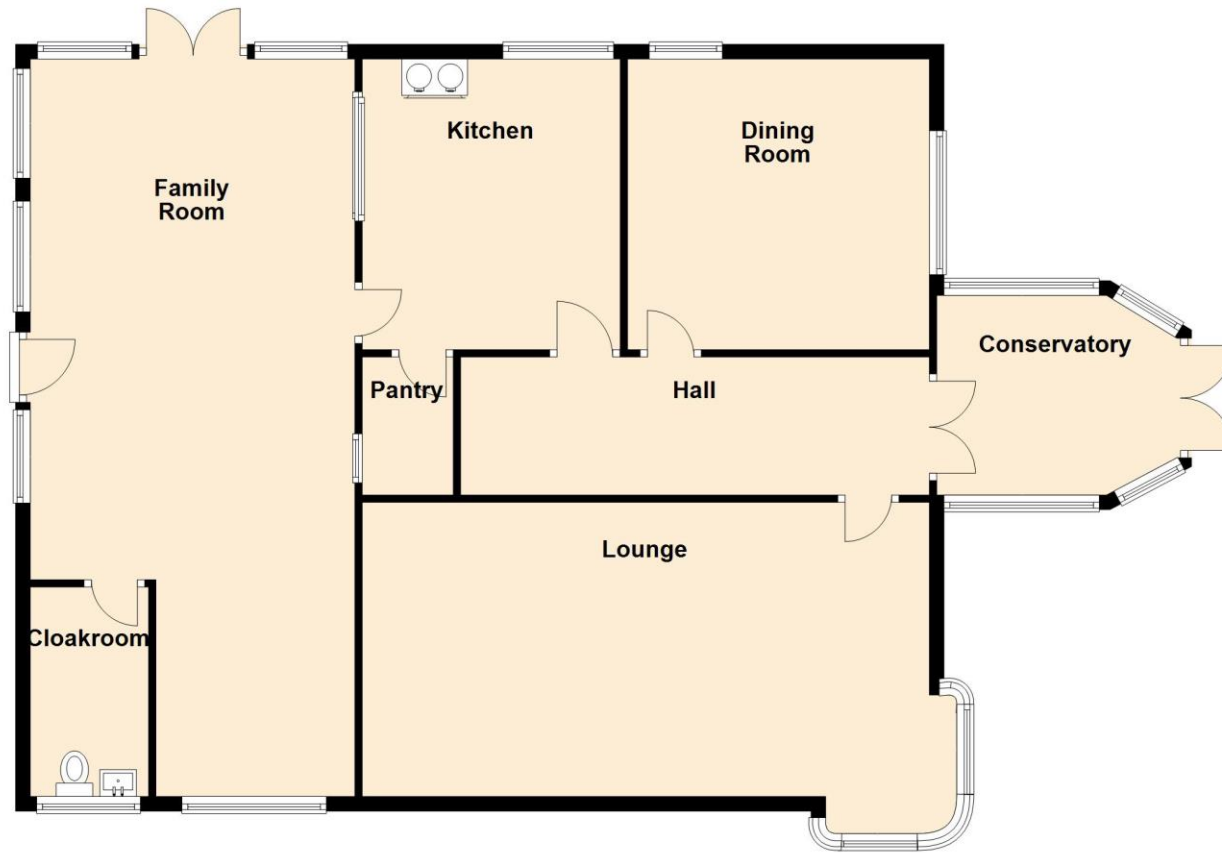
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative 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.





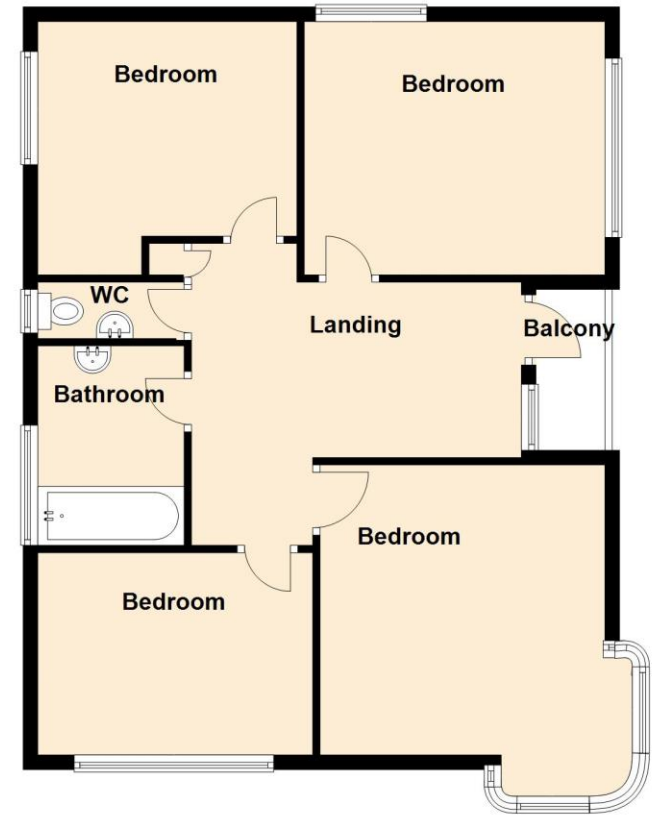
Ground Floor

Approx. 134.8 sq. metres (1450.5 sq. feet)



First Floor

Approx. 76.8 sq. metres (826.7 sq. feet)



Total area: approx. 211.6 sq. metres (2277.2 sq. feet)

