



Barley Close, Hibaldstow



£320,000



Key Features

- STUNNINGLY REFURBISHED
- 21'8 OPEN PLAN KITCHEN
- BAY FRONTED LOUNGE
- 3 DOUBLE BEDROOMS
- ENCLOSED REAR
- 4 CAR PARKING
- EPC RATING C
- FREEHOLD





Enjoying a broad frontage this stunningly refurbished detached bungalow offers high quality and beautifully lit 3 bedroom accommodation with 4 car reception parking and a detached garage. This quality home includes a 21'8 dove grey dining kitchen ideal for relaxed entertaining and a generous bay fronted lounge. The double bedrooms are served by both an en suite to the master room and a striking family shower room. there is Amtico flooring with a lifetime guarantee throughout the property. The property also benefits from newly fitted Upvc double glazing throughout and newly installed Ideal combi boiler with a ten year guarantee.

A turnkey home which simply must be viewed.

VIRTUAL TOUR
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ENTRANCE

A composite door and side screen opens to a central Hall with Amtico woodgrain style floor, radiator, coving, shelved store cupboard and access to the roof space.

LOUNGE 5.03m x 4.44m (16'6" x 14'7")

(Into the bay) An elegantly appointed and beautifully lit forward facing room with square walk-in double glazed bay window, contemporary remote controlled electric fire, coving and Amtico flooring and twin doors to

KITCHEN DINER 6.6m x 2.97m (21'8" x 9'8")

A stylish and generous social space linking to the enclosed rear gardens via double glazed patio doors and superbly appointed with a range of modern dove grey fronted units with sparkle marble tops to include a 1 1/2 bowl ceramic sink with flexible mixer tap and 5 units and integrated dishwasher under forming a return breakfast bar, a further range of base units together with integrated appliances to include refrigerator, freezer, induction hob with extractor over, built in oven and microwave, an additional bank of larder stores with plumbing

for an automatic washing machine, tiled floor, vertical radiator, coving, spotlighting, USB socket, double glazed windows to the rear and opening to

REAR ENTRANCE

A practical space with Amtico flooring, vertical radiator, composite entrance door, coving, spot lighting and cloaks cupboard.

BEDROOM 1 3.98m x 3.23m (13'1" x 10'7")

A generous rear facing double room with Pvcu double glazed window overlooking the garden, radiator, coving, USB socket and a range of fitted furniture to one wall to include 2 double wardrobes and a central gentlemen's wardrobe.

EN SUITE

A fully tiled room appointed with a modern suite in white to include a close coupled wc, wall mounted rectangular vanity basin with drawers under, walk-in glazed and tiled shower enclosure with both rainwater head and hand held attachment, towel radiator, underfloor heating, spot lighting, extractor and double glazed window.

BEDROOM 2 3.63m x 2.91m (11'11" x 9'6")

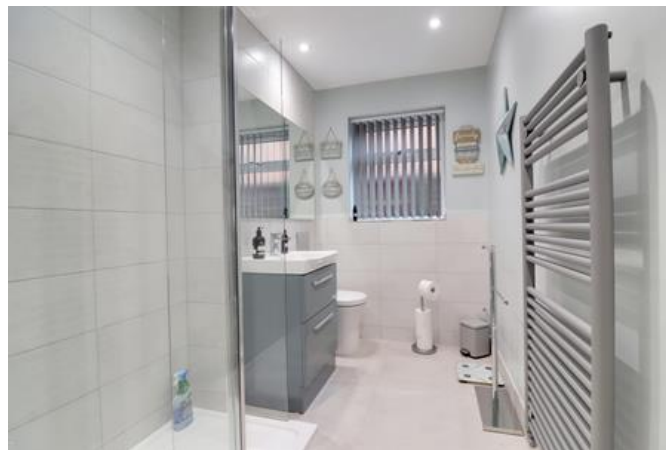
A forward facing double room with double glazed window, radiator, coving, USB socket and fitted wardrobes with central drawers.

BEDROOM 3 3.58m x 3.1m (11'8" x 10'2")

The final double room with double glazed window to the side aspect, radiator, coving, USB socket, spot lighting and fitted wardrobes to one wall.

SHOWER ROOM 3.55m x 1.8m (11'7" x 5'11")

Superbly appointed with a modern suite in white to include a wc with concealed cistern, rectangular vanity basin with drawers under, walk-in glazed and tiled shower enclosure with both rainwater head and hand held attachment, spot lighting, extractor, towel radiator, under floor heating and double glazed window.



OUTSIDE

The property enjoys a broad frontage to Barley Close and is set back beyond a neat open plan lawn. A 2 car reception drive leads, via decorative wrought iron gates, to a secure parking for a further 2 cars or a motor home. There is also a detached brick and pitched tile GARAGE (6.52m x 3.45m) with electric roller doors, side personel door and electric light and power. The enclosed rear garden is designed for easy relaxation and features a decoratively paved patio with lawn and side borders together with a terrace leading to the timber Summer House. A high degree of privacy and security is ensured by high gates to either side.

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 . 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 REGULATIONS 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.

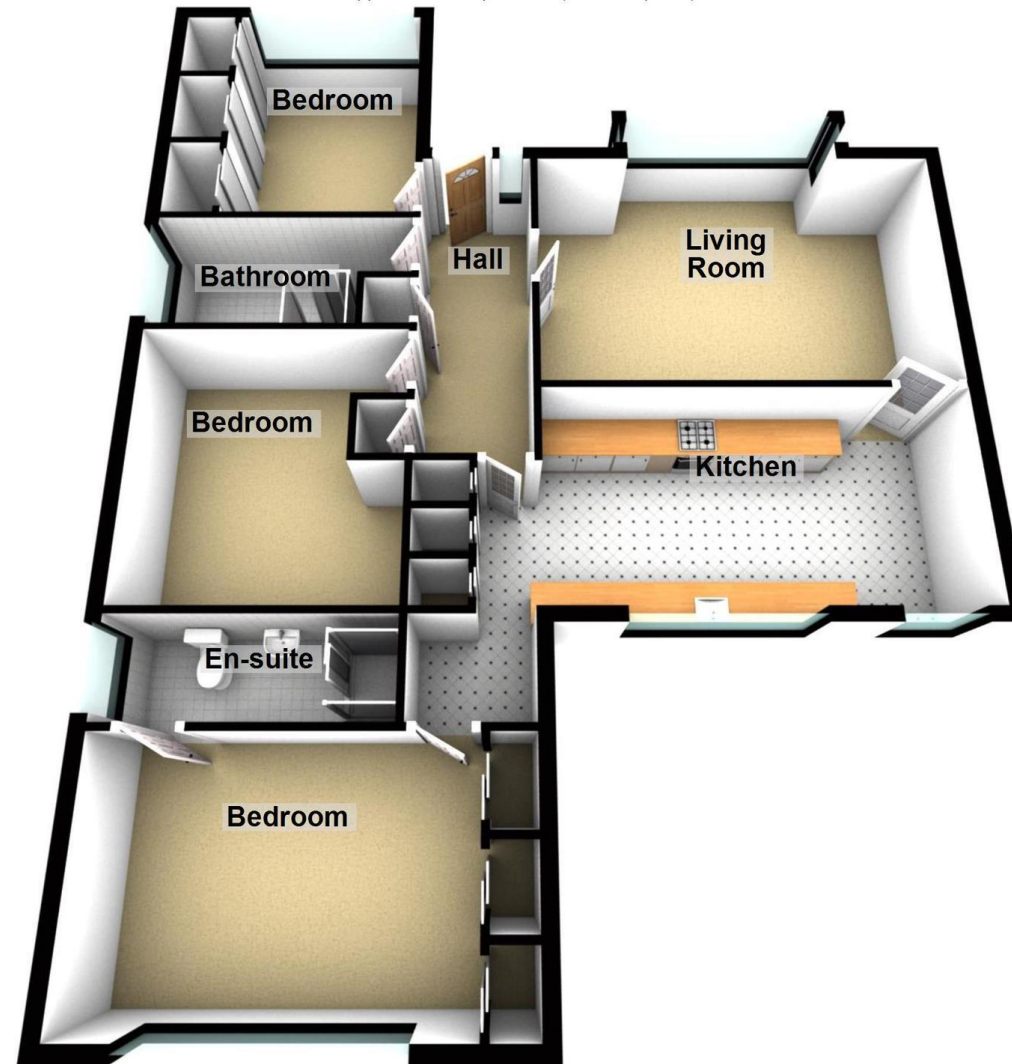
KEY FACTS FOR BUYERS

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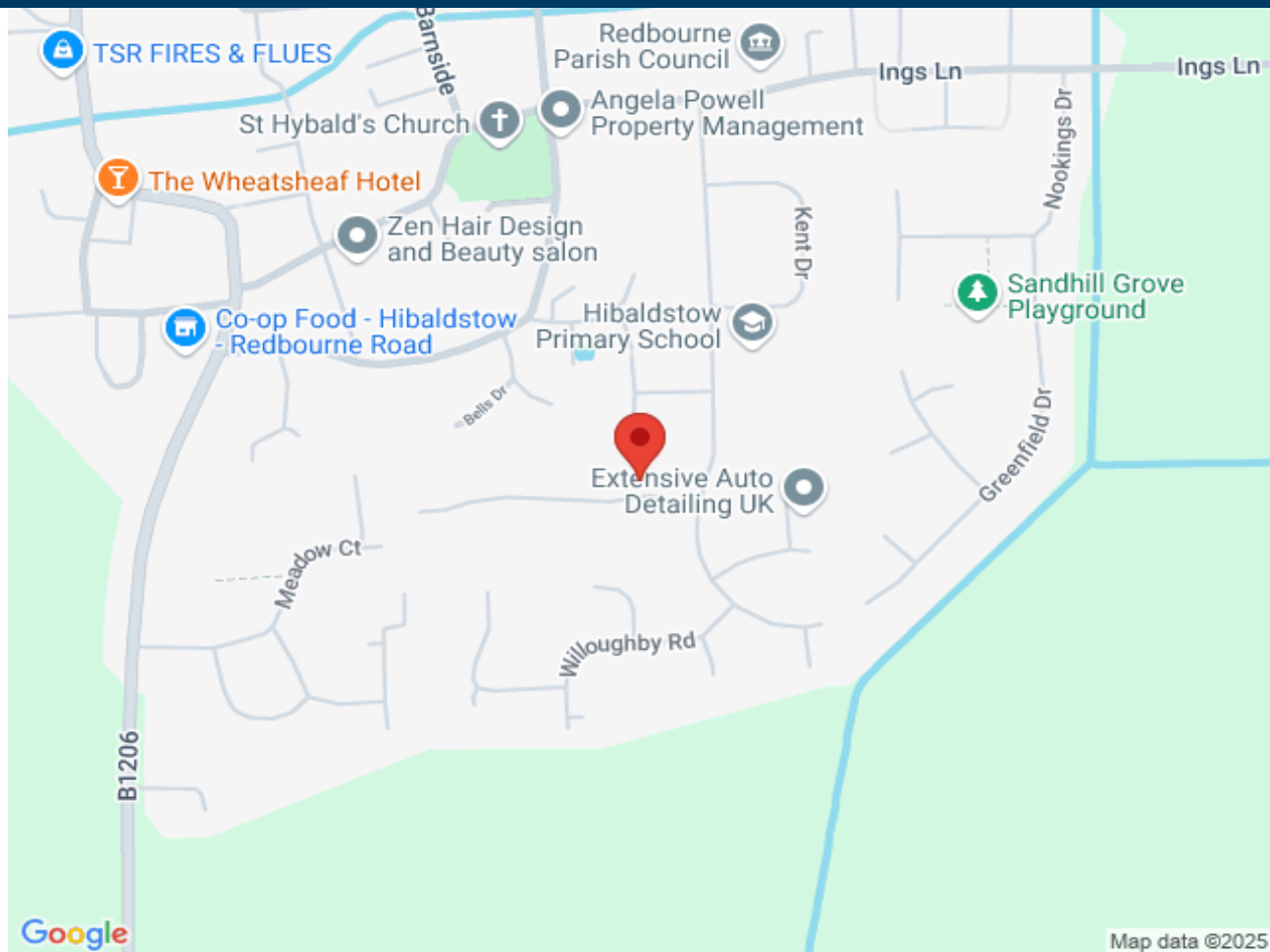


Ground Floor

Approx. 101.4 sq. metres (1091.5 sq. feet)



Total area: approx. 101.4 sq. metres (1091.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		