



Woodland View, Barnetby

 4  2  2

£300,000



Key Features

- INGLENOOK FIREPLACE
- ENCLOSED GARDENS
- SEPARATE DINING ROOM
- GENEROUS BEDROOMS
- EN SUITE AND FAMILY BATHROOM
- POPULAR VILLAGE LOCATION
- EPC RATING C
- FREEHOLD





Situated in the ever popular Bridles development in the village of Barnetby this modern detached home offers generous and flexible 4 bedroom accommodation presented to a high standard throughout.

The prospective purchaser is welcomed via a traditional hall and on into the bay fronted lounge with striking inglenook fireplace. The presence of twin, glazed doors leading to the separate dining room - which in turn leads to the enclosed gardens - creates an excellent social space ideal for those family celebrations or relaxed entertaining. Everyday dining is accommodated in the rear facing light oak style breakfast kitchen and a practical utility room (which houses the gas fired combination boiler) caters for the essentials of modern living.

Generosity of proportion extends to the first floor where the master suite, with its tiled shower room, is supplemented by 3 further bedrooms served by a traditionally appointed family bathroom.

The enclosed, well maintained gardens afford a secure retreat and those inevitable guests are catered for by both a block paved reception drive and integral garage.

A home which successfully marries the traditional and the modern to create a timeless welcome.

RECEPTION HALL

CLOAK ROOM

LOUNGE 5.99m x 3.67m (19'8" x 12'0")

DINING ROOM 3.07m x 3.06m (10'1" x 10'0")

KITCHEN 4.21m x 3.07m (13'10" x 10'1")

UTILITY 3.24m x 1.6m (10'7" x 5'2")

LANDING

BEDROOM 1 5.1m x 3.83m (16'8" x 12'7")

EN SUITE SHOWER

BEDROOM 2 4.1m x 3.9m (13'6" x 12'10")

BEDROOM 3 / STUDY 3.1m x 2.83m (10'2" x 9'4")

BEDROOM 4 3.1m x 2.9m (10'2" x 9'6")

BATHROOM 3.14m x 1.92m (10'4" x 6'4")

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 D. We advise prospective



purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLAN

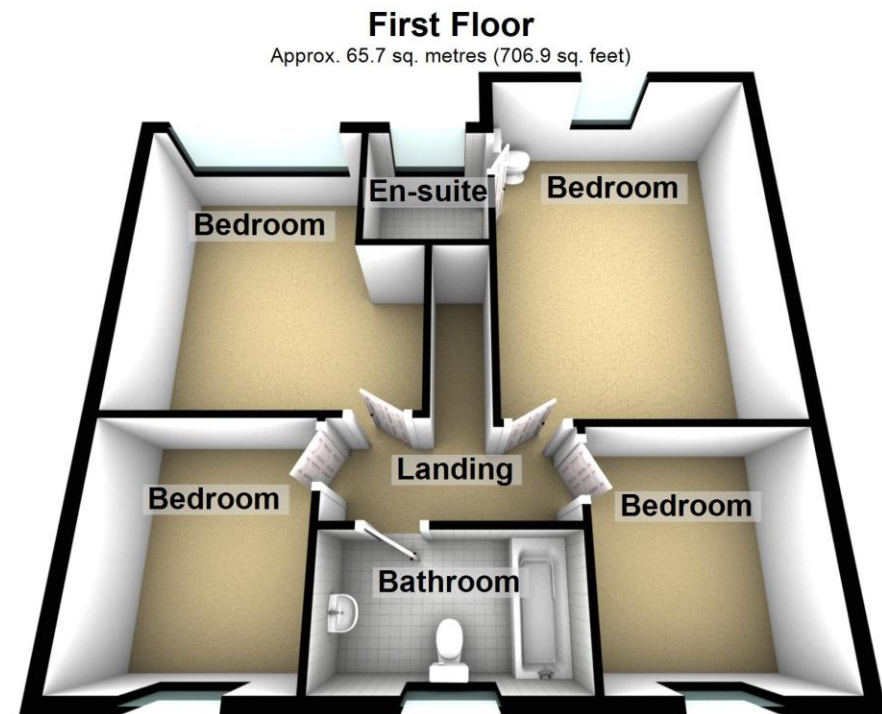
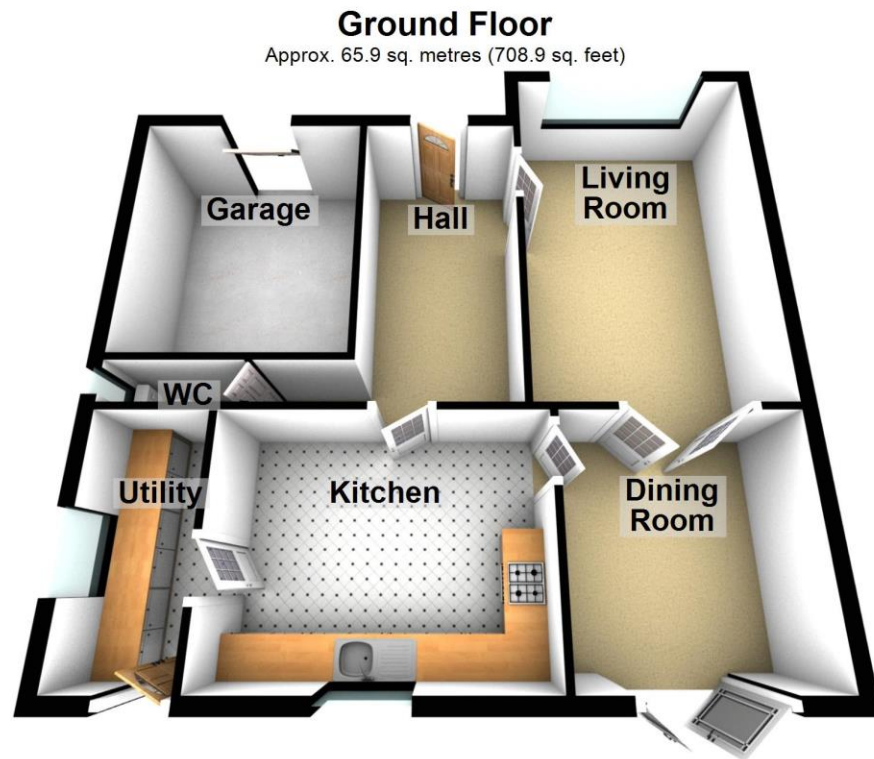
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

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.







Total area: approx. 131.5 sq. metres (1415.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

