

# SILVER GARTH

BARTON

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# Silver Garth, Barton

Found in the cul de sac of Silver Garth, Barton this home offers an ideal setting for those seeking a blend of village life with the convenience of nearby amenities. Just a short walk away, you'll find a local shop that caters to everyday needs. For families with young children, the location couldn't be better. The local primary school is nearby, meaning that the school run is quick and straightforward.





# Welcome home...

Arriving home to your large detached dormer bungalow is always a pleasure. The spacious double garage provides ample room for vehicles and storage, while the well-kept front garden offers a warm, inviting welcome with its lush greenery and neatly arranged plants.

As you step into the ground floor of your home, you are greeted by a layout that is both spacious and versatile, designed to cater to the needs of modern family life. The entrance hallway sets the tone, leading you through to various rooms, each offering its own unique function.

The living room is generous in size, providing a comfortable space for both of your sofas, with large windows that allow natural light to fill the room it makes it a bright and airy space. Attached to the living room is the study/second living room, an ideal spot for those who work from home or want to set up a separate living room for the children.











The heart of the home is undoubtedly the kitchen, which offers ample space for cooking and casual dining. The open-plan design encourages family interaction and makes it a perfect spot for morning routines or catching up over meals. The utility room that provides extra space for laundry and storage, keeping the main areas clutter-free. From here, the dining room offers a more formal setting for entertaining, making it a great space for hosting dinner parties or special family meals.

Conveniently located off the hallway on the ground floor, you'll find a useful WC, adding an extra level of practicality to the home.





## Time for bed...

Heading upstairs now where you will find your main bedroom to the right of the landing. This room offers a spacious sanctuary, designed with comfort and relaxation in mind. The room is generously sized, providing ample space for a large bed and additional furniture.

Attached to the main bedroom is a dedicated dressing room, an enviable feature that provides extensive wardrobe space and storage. The en suite adds the finishing touch to this impressive suite, featuring modern fixtures and fittings.

Completing the first floor are two further double bedrooms, each offering comfortable and well-sized spaces that are perfect for family members or guests.

The main family bathroom is equally impressive, featuring a luxurious bathtub for soaking, a sleek vanity unit for storage, and contemporary finishes that create a stylish yet functional space.











## Outside...

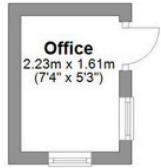
The back garden is a delightful space perfect for both relaxation and entertaining. It features two versatile outbuildings: one has been transformed into an inviting snug and bar, making it an ideal spot for hosting friends and family, while the other serves as a home office but could easily be adapted to suit your needs. The garden also includes a space for a BBQing area, perfect for outdoor dining, all set within a landscaped space that offers both comfort and privacy.

## Finer Details:

- Postcode: DL10 6NG
- Freehold
- Council Tax Band: F
- EPC Rating: TBC
- Gas central heating fit 6 months ago
- Garden buildings covered by guarantees

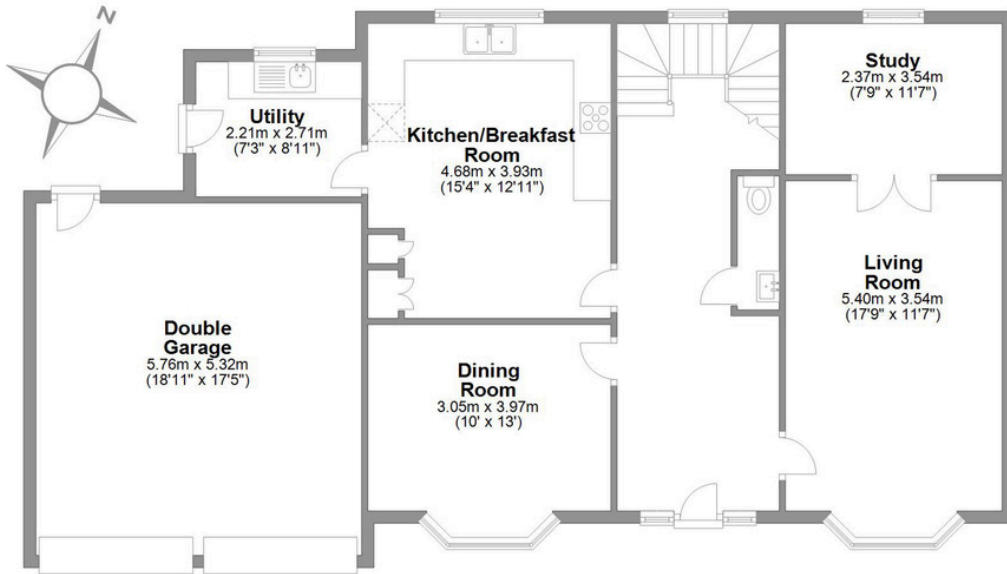






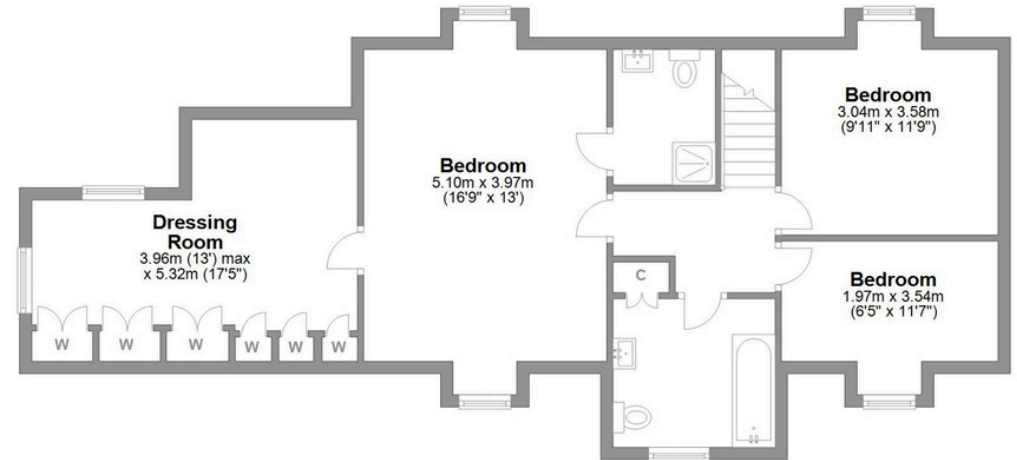
# Silver Garth Barton

Total area: approx. 208.9 sq. metres (2248.8 sq. feet)



## Ground Floor

Approx. 132.0 sq. metres (1420.5 sq. feet)



## First Floor

Approx. 77.0 sq. metres (828.3 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

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