



8 Berrywell Drive, Barwell, LE9 8JW
£280,000

wards
Residential

Freehold. A modern, extended four bedroom semi detached property located on the fringe of the village of Barwell, in close proximity to open countryside and also the range of amenities and schooling in the village centre. The spacious family accommodation briefly comprises the following: Ground Floor: Entrance Hall, Lounge, WC, Kitchen and Family Room. First Floor: three Bedrooms and Family Bathroom. Second Floor: Master with Ensuite. Externally, there are gardens to the rear, a single garage in a coach house and car parking space. Gas fired central heating and UPVC double glazing.

Hall

Entrance hall with composite front door.

Lounge

4.47 x 3.72 Metres

With laminate flooring, electric fire and UPVC double glazed window to the front elevation.

WC

1.42 x 1.4 Metres

With two piece white suite, tiled splashbacks and UPVC double glazed window to the side elevation.

Kitchen

4.82 x 2.77 Metres

Fitted with a range of beech wood effect base and wall units with working surfaces over and one a half sink and drainer. Zanussi single oven with gas hob and extractor fan over. Splashback tiling and tiled flooring.

Family Room

3.56 x 4.51 Metres

With gas fired central heating boiler in a cupboard, vinyl flooring, two skylights and two UPVC double glazed French doors to the rear elevation.



Landing

5.15 x 1.89 Metres

With UPVC double glazed windows to the side and front elevations.

Bedroom 4

1.89 x 2.2 Metres

With UPVC double glazed window to the rear.

Bedroom 3

2.5 x 2.87 Metres

With UPVC double glazed window to the rear.

Bedroom 2

3.51 x 2.85 Metres

With UPVC double glazed window to the front.

Bathroom

1.92 x 1.93 Metres

With three piece white suite comprising pedestal sink, low flush WC and bath with shower over. Half height tiling and full height around the bath. Tile effect flooring. Extractor fan and radiator.





Landing

Airing cupboard with hot water cylinder. UPVC double glazed window to the side elevation.

Master Bedroom

4.62 x 3.77 Metres

With fitted wardrobes, eaves storage and UPVC double glazed window to the front elevation.

Ensuite

2.44 x 0.95 Metres

With three piece white suite comprising sink, low flush WC and shower in a shower cubicle. Half height tiling and full height to shower. Shaver socket, extractor fan and ceiling spotlights.

Outside

To the front elevation, there is a low maintenance garden area finished with slate chippings and with a paved path to the front door, along with railings to the pavement.

To the rear, the gardens are predominantly finished with astroturf with a patio area adjacent to the house. The garden is enclosed by timber fencing with gated access to the front elevation.

There is a SINGLE GARAGE (3.06m x 5.40m) in a coach house to the rear of the development, with power and lighting, and a car parking space directly in front of the same.



EPC Rating - to be supplied

Council Tax Band - C

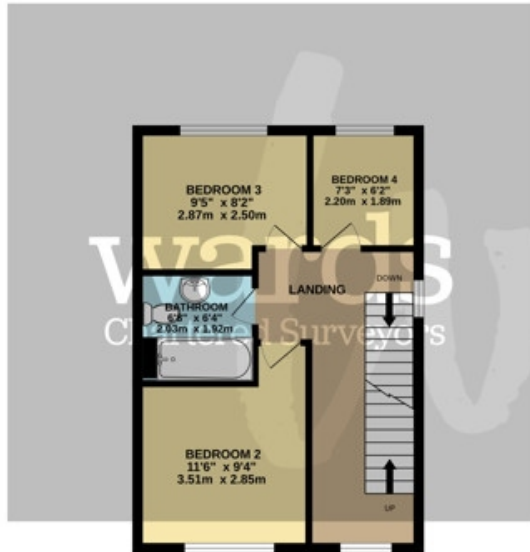
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GROUND FLOOR
540 sq ft. (50.1 sq.m.) approx.



1ST FLOOR
372 sq ft. (34.5 sq.m.) approx.



2ND FLOOR
211 sq ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA : 1123 sq.ft. (104.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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