



3 Bed House - Detached

The Granary, Poplars
Farm Twyford Road
Twyford
Barrow-On-Trent
DE72 7UH

£1,595 Per Calendar Month

Fletcher
& Company

The Granary, Poplars Farm Twyford Road Barrow-On-Trent



- STYLISH BARN CONVERSION • GATED PROPERTY • AMAZING VIEWS • THREE BEDROOM • MODERN KITCHEN WITH ISLAND • ENCLOSED FRONT GARDEN WITH LARGE DRIVEWAY • CLOSE TO MAJOR ROAD NETWORKS A50, M1 • AVAILABLE MID AUGUST - POSSIBLY EARLIER • LONG TERM LET AVAILABLE • LARGE RECEPTION ROOM

The Granary is located in a tranquil and picturesque gated community is this gorgeous barn conversion available to rent mid - August. If you are looking for a perfect combination of modern, high spec features and traditional feel then look no further. This property briefly offers a large reception room with characterful log-burner, stylish kitchen with an island, three bedrooms with fitted wardrobes and a bathroom hosting bath and a shower. *Additional Internal Photos will follow* Please see the video tour and floorplan.

EXTERNAL The property is located within a serene gated neighbourhood surrounded by open countryside, close to the village of Twyford. It benefits from great links to major roads, including A50 and M1 and offers access to cities such as Derby, Nottingham or Stoke-on-Trent.

Outside, a large driveway provides ample parking for multiple cars and a grassed-over front garden. To the rear, there is a low maintenance, enclosed courtyard. The Granary Barn is surround by open fields and stunning scenery, viewing is advised to fully appreciate this property and what it has to offer.





THE ACCOMODATION

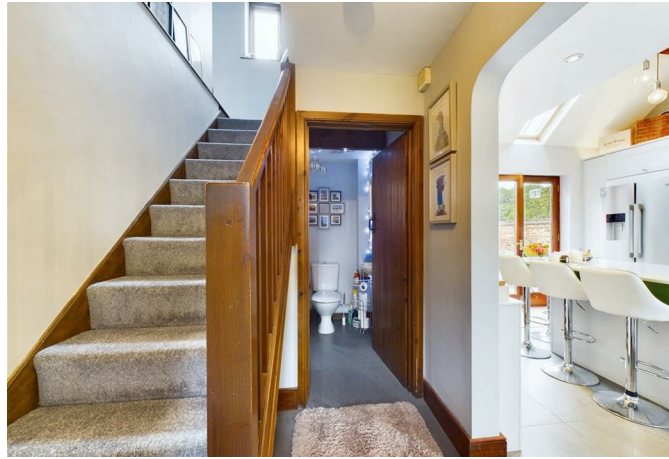
GROUND FLOOR

PORCH

Entering the property through a wooden door into a spacious porch with tiled flooring, skylight window, and a radiator. Multiple coat hooks and ample space for shoe racks. Open plan entrance into the hallway that leads into the ground floor rooms.

KITCHEN

Fitted with a range of modern wall and base units with wooden worktops, stylish ceiling lights and exposed beams adding character. Double oven, space for a fridge freezer and an island in the middle with a sparkle worktop and space for bar stools. French doors allowing access to the rear courtyard.



RECEPTION ROOM

Providing ample space for a set of sofas and dining table and chairs, carpeted flooring and a central log burner. Two windows for natural light and French doors offering access to the front garden.

WC

Additional WC room to the ground floor with a small basin, tiled flooring and window to the rear elevation.

BEDROOM 1

Spacious double bedroom with carpeted flooring and large fitted corner wardrobe and extra cabinet for more storage. Window with views to the front and a radiator.

BEDROOM 2

Further double bedroom with carpeted flooring, fitted sliding door wardrobe and window offering views to the front.



BEDROOM 3

Good size room with carpeted flooring and fitted double wardrobe and a window to the front elevation.

BATHROOM

Modern four-piece suite offering a fitted WC and a basin into a bathroom unit, bath and a shower enclosure. Large storage cupboard that goes above the staircase, tiled flooring and walls. Windows to each side of the elevation.

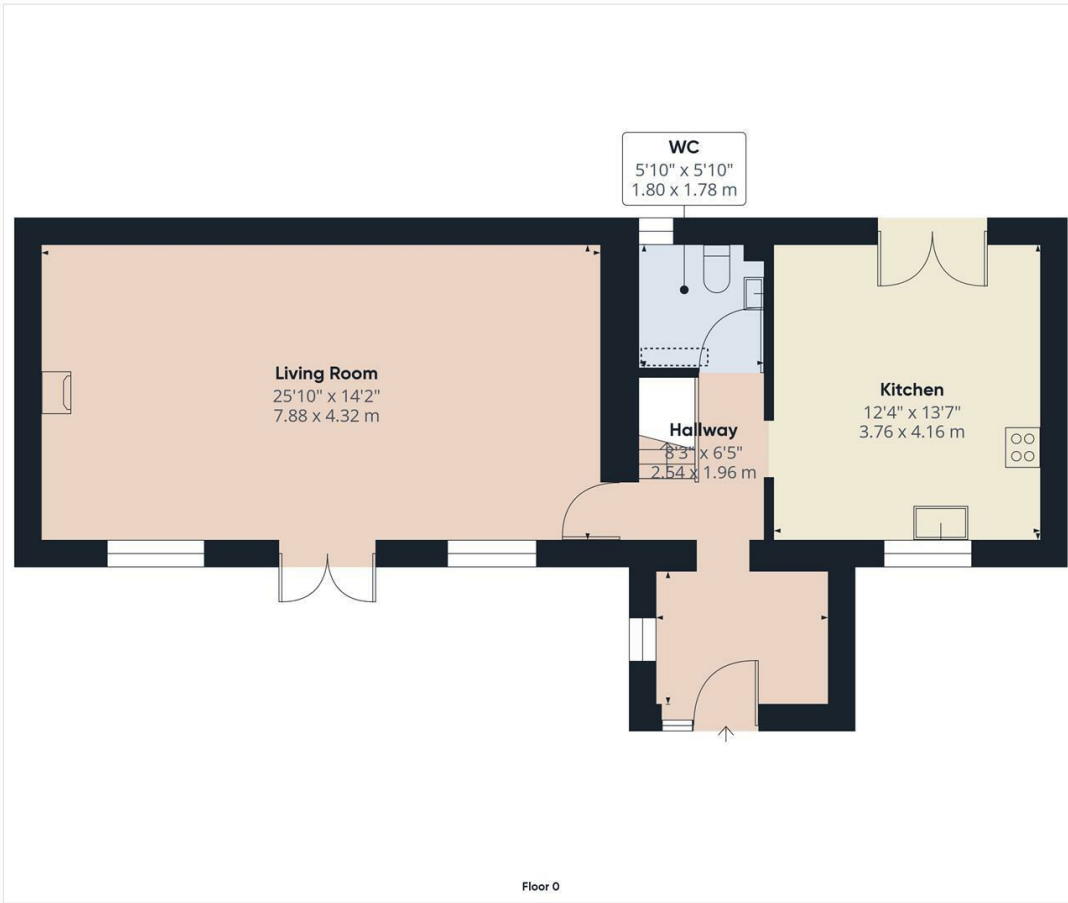
OUTSIDE

A large driveway provides ample parking for multiple cars and a grassed-over front garden. To the rear, there is a low maintenance, enclosed courtyard.

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Approximate total area⁽¹⁾
 686.86 ft²
 63.81 m²

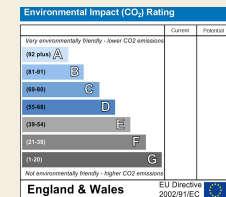
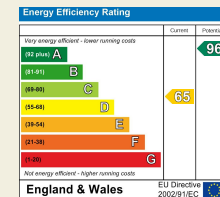
Reduced headroom
 2.44 ft²
 0.23 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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