



Silver Street, Bardney



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Freehold

£475,000



## Key Features

- Well Presented Family Home
- Four Double Bedrooms
- Two En-Suites, Shower Room & WC
- Popular Village Location
- Three Reception Rooms
- Double Garage
- EPC rating C





Situated in a desirable and private non-estate location within the popular village of Bardney, this spacious and beautifully maintained four-bedroom detached home offers an ideal blend of style and space. The accommodation is thoughtfully arranged and impressively proportioned, beginning with a welcoming entrance hall featuring a gallery landing. The ground floor comprises of a generous 22ft kitchen, separate dining room, utility room, WC, comfortable lounge, and a study. Also on the ground floor is the master bedroom which benefits from an en-suite, and there is an additional ground-floor bedroom, ideal for guests or multi-generational living. Upstairs, there are two further double bedrooms, both featuring walk-in wardrobes, one with an en-suite, along with a contemporary family shower room. Externally, the property enjoys an electrically operated gated driveway providing off-street parking and access to the double garage which has electrically operated roller doors. The rear garden is fully enclosed and beautifully landscaped, offering a large patio area with hot tub, lawn and a range of mature plants and trees, perfect for relaxing or entertaining. The home is ideally located within walking distance of local amenities, including a Co-op convenience store, doctors surgery, primary school, two public houses, and a village church enhancing both the convenience and community feel of this lovely village setting. This is a fantastic opportunity to acquire a spacious family home in a peaceful location, offering both comfort and convenience.

### Entrance Hall

Spacious entrance hall, tiled floor with underfloor heating and a Pine staircase leading to a gallery landing. uPVC external door to front aspect with side windows and built in storage cupboard..

### Lounge

4.62m x 4.42m (15'2" x 14'6")

With uPVC window to rear aspect, feature real flame gas fire, tiled floor with underfloor heating.

### Kitchen

6.73m x 3.91m (22'1" x 12'10")

uPVC windows to front and side aspects and fitted with a range of wall and base units with with worktops over, integrated electric oven, five-burner gas hob with extractor over, ceramic one and a half sink with drainer, integrated fridge and freezer, free-standing island and tiled flooring with underfloor heating.

### Dining Room

4.42m x 3.43m (14'6" x 11'4")

uPVC double patio doors to rear aspect, uPVC window to side aspects and tiled flooring with underfloor heating.

### Study

2.44m x 2.16m (8'0" x 7'1")

uPVC window to front aspect and tiled flooring with underfloor heating.

### Utility Room

3.18m x 1.4m (10'5" x 4'7")

uPVC window to side aspect and fitted with a range of wall and base units with worktop over, integrated dishwasher, space and plumbing for washing machine, heated towel rail, tiled flooring and courtesy door to garage.





### WC

Fitted with wash hand basin with vanity unit under, low level WC, heated towel radiator and tiled flooring.

### Main Bedroom

4.93m x 4.42m (16'2" x 14'6")

uPVC french doors and windows to rear aspect, fitted wardrobes and tiled flooring with underfloor heating.

### En-Suite

Fitted with a large shower, low level WC, wash hand basin, bidet, tiled flooring with underfloor heating.

### Bedroom

3.18m x 3.15m (10'5" x 10'4")

uPVC window to front aspect, tiled flooring with underfloor heating.

### First Floor Landing

Fitted with two large storage cupboards, airing cupboard, two Sun Pipes, loft access and radiator.

### Bedroom

4.93m x 4.42m (16'2" x 14'6")

uPVC window to rear aspect, wooden flooring, double doors leading to walk in wardrobe and radiator.

### En-Suite

Fitted with corner shower unit, wash hand basin, low level WC, heated towel rail and extractor.

### Walk in Wardrobe

Fitted with hanging rails and shelving.



## Bedroom

4.62m x 3.07m (15'2" x 10'1")

uPVC window to rear aspect, walk in wardrobe, wooden flooring and radiator.

## Walk in Wardrobe

Fitted with hanging rails and shelving.

## Family Shower Room

uPVC window to rear aspect and fitted with large shower cubicle, low level WC, wash hand basin, towel radiator, extractor, and tiled flooring.

## Outside

To the front of the property there is a gravel driveway accessed via electric gates with space for numerous vehicles and access to a double garage.

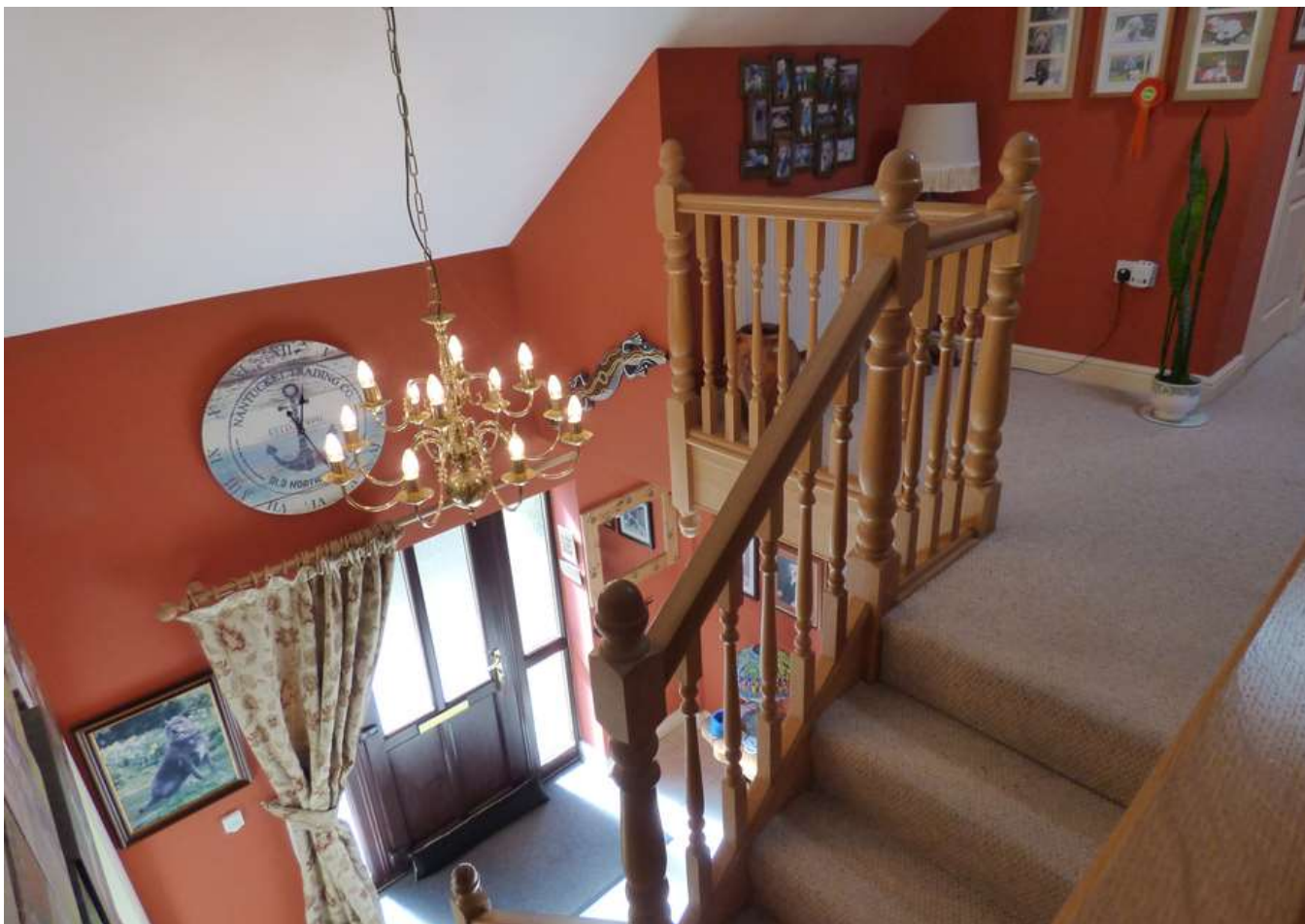
To each side there is gated access leading to the well-maintained large rear garden with a lawned area, large patio area with Hot Tub, two sheds, a summer house with power and a wide variety of flowerbeds, mature shrubs, flowers and trees.

## Double Garage

Fitted with two electric roller doors, gas central heating boiler, ample power outlets and uPVC window to side aspect.

## Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.







# Floorplan



TOTAL FLOOR AREA : 2408 sq.ft. (223.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 capability or efficiency can be given.  
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