



## St Chads Way, Barton, DN18 5EN

A beautifully designed detached house with an ultra modern open plan theme which flows seamlessly from room to room. The current owners have cosmetically enhanced the property throughout, creating a stylish and tasteful home.

This desirable property has a unique design with comfortable accommodation comprising of an entrance hall with a GF cloaks/WC that then is open plan to dining kitchen and lounge beyond. The highly impressive dining kitchen has an attractive range of units, integrated appliances and quality fixtures and fittings. The pleasant, bright and spacious lounge has French doors providing lovely views and access to the rear patio and garden areas.

To the first floor, there are 4 aesthetically pleasing bedrooms and a family bathroom. The main bedroom also has the benefit of an en-suite shower room.

Outside to the rear, the garden is mainly laid to lawn, along with a patio/seating area inset and raised vegetable patch with herb borders. Access along the side elevation leads to a double drive, which also extends to the garage. The garage has remote automated entry/exit system, power and light.

A very special, highly impressive property. --Internal viewing is absolutely essentially in order to appreciate the size and standard of the accommodation on offer.

## Key Features

SUPERIOR DETACHED PROPERTY

OPEN PLAN GROUND FLOOR

BEAUTIFULLY DESIGNED

4 BEDROOMS - 1 EN-SUITE

GARAGE AND PARKING

DOUBLE GLAZING

GAS CENTRAL HEATING SYSTEM

MUST BE VIEWED

## Location

This appealing property is perfectly placed within a highly sought after small residential development which is conveniently placed for all amenities and close to the town centre with a great choice of local independent traders and high street supermarkets.

Regular public transport connections provide easy access to all of the surrounding areas and there is a good choice of local schools for the growing family.

For those wishing to spend quality leisure time, nights out etc. there is a great choice of public houses, bistros, cafe bars and family restaurants to choose from.

The Humber Bridge is just minutes away from the property, thus creating easy links to Hull and Hull's city centre.

All in all, a great place to live!

## Property Description

### Ground Floor

**Entrance** - Double Glazed front entrance door with a side screen window leads through to the entrance hall..

**Entrance Hall** - 17' 5" x 7' 1" (5.32m x 2.18m) Open plan to the dining kitchen and living room.

Spindle staircase off to the first floor.

Under stairs storage cupboard.

Coving.

Recessed downlighting.

Radiator.

Laminate flooring.

An open arch leads through to the dining kitchen and lounge beyond..

**GF Cloaks/WC** - White 2-piece suite comprising of a vanity wash hand basin with storage space beneath and a tiled splash back surround and low flush W.C.

Double glazed opaque window.

Extractor fan.

Recessed downlighting.

Radiator.

Laminate flooring.

**Dining Kitchen** - 21' 3" x 10' 11" (6.5m x 3.34m) Extremes to extremes.

Double glazed multi paned window with aspect over the rear garden area.

Double glazed French doors providing views and access to the rear patio and garden.

Range of base, drawer and wall mounted units with brushed steel effect handle detail.

Coordinating work surface housing a 5-burner stainless steel hob with a glass and stainless steel funnel hood extractor fan over and a high gloss glazed splash back



surround.

To the units there is a convector oven and oven beneath.

Integrated fridge freezer.

Integrated dishwasher.

Integrated washing machine.

A further matching work surface housing a 1&1/2 bowl single drainer sink unit with a swan neck mixer tap over and a matching splash back surround.

Built in and matching breakfast bar with low level storage units and lighting over.

Space for a good sized dining table.

Recessed downlighting.

Radiators.

Laminate flooring.



An arch opening leads through to the lounge.

**Lounge - 18' 11" x 10' 11" (5.79m x 3.33m)** Extremes to extremes.

Dual aspect with a multi paned double glazed window looking out to the front of the property and double glazed French doors providing views and access to the seating area and gardens beyond.

Radiator.

Laminate flooring.



## First Floor

**Landing** - Loft hatch through to the roof void which is partially boarded.

Spindle rail enclosure.

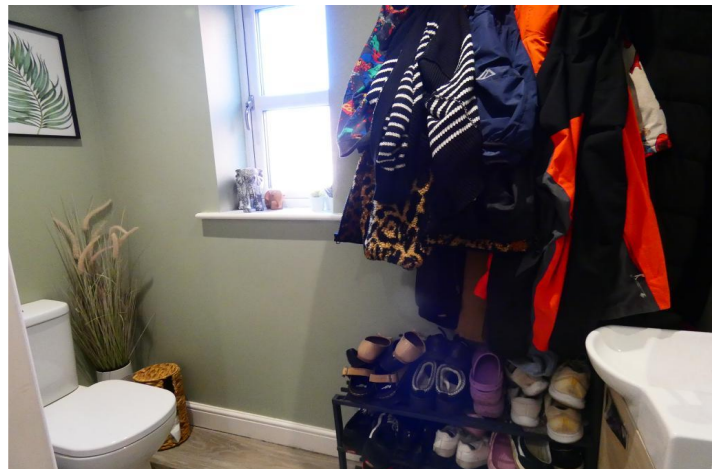
Double glazed multi paned window looking out over the front of the property.

Built in storage cupboard housing the gas central heating boiler.

Recessed downlighting.

Coving.

Radiator.



**Bedroom One & En-suite - 11' 6" x 10' 0" (3.53m x 3.07m)**

Extremes to extremes.

Double glazed multi paned windows with aspect over the rear garden area.

Radiator.



En suite..

3-piece suite comprising of a walk in shower enclosure with rain water shower head, built in vanity wash hand basin with storage space beneath and a low flush W.C. all with contrasting tiled surround.

Wall mounted shaver socket.

Double glazed opaque window.

Recessed downlighting.

Chrome effect upright towel rail/radiator.

Chrome fittings to the sanitary ware.

**Bedroom Two - 11' 7" x 10' 2" (3.55m x 3.1m)** Extremes to

extremes.  
 Double glazed multi paned window with aspect over the rear garden area.  
 Radiator.

**Bedroom Three** - 11' 7" x 8' 0" (3.55m x 2.46m) Extremes to extremes plus door access.  
 Double glazed multi paned window with aspect over the rear garden area.  
 Radiator.

**Bedroom Four** - 7' 8" x 7' 0" (2.36m x 2.15m) Extremes to extremes.  
 Double glazed multi paned window with aspect over the front of the property.  
 Coving.  
 Radiator.

**Bathroom** - 3-piece suite comprising of a P-shaped panel bath with a chrome effect flexi shower over and fixed shower screen, built in vanity wash hand basin with storage space beneath and low flush W.C.  
 Chrome fittings to the sanitary ware.  
 Contrasting tiled surround.  
 Wall mounted shaver socket.  
 Chrome effect upright towel rail/radiator.  
 Extractor fan.  
 Recessed downlighting.

## Exterior

**Rear Garden** - Outside to the rear is a paved patio/seating area.  
 The garden is mainly laid to lawn and enclosed with a mid level brick boundary and perimeter wall.  
 Low level vegetable patch.  
 External lighting.  
 External water supply.  
 High level gate providing access to the side elevation and private drive.  
 The private drive leads to the detached garage with power, light and automated up & over door.

**Front Garden** - The front garden area is open plan and mainly laid to lawn.

Council tax band: D

Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>93 A</b>
81-91	<b>B</b>	<b>85 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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