



Hall Park  
Barrow-On-Trent Derby

# Hall Park Barrow-On-Trent Derby DE73 7HD

for sale  
£275,000



## Property Description

A fantastic opportunity has arisen to acquire a three bedroom semi-detached home within the heart of the sought after village of Barton - On-Trent. The property is nestled at the end of the lane and boasts countryside views to the rear and sizeable corner plot with scope to further extend subject to planning to the side and rear. Inside the property has been well maintained and would benefit from some modern upgrades. With UPVC double glazing (where specified) and gas central heating throughout.

In brief the property comprises: Kitchen, 28' Lounge/diner, Conservatory, Second Sitting Room/ Bedroom Three, Utility Room with WC, First Floor Landing, Master Bedroom, Bedroom Two and Bathroom.

Outside: Extensive end plot with detached garage and driveway to the front and a private landscaped garden with countryside views.

## Entrance

Side UPVC double glazed entrance door leading to:-

## Dining Kitchen

12' 6" x 8' 1" ( 3.81m x 2.46m )  
Plus 4'5"(1.35m) x 3'4" (1m)

Having a range of matching base and wall units with roll edged laminated work surfaces over, Moffat integrated oven, four burner gas hob, laminated work surface and single drainer stainless steel sink unit, ceramic tiled walls to the kitchen area. Dining area has further fitted base unit and glazed wall unit, further laminated work surface and under unit space for slimline appliance, UPVC double glazed window to the front elevation, central heating radiator and ceiling fan light, linoleum flooring.

## Lounge

17' 1" x 11' 8" ( 5.21m x 3.56m )  
Having UPVC double glazed window to the front elevation, central heating radiator, fireplace incorporating coal effect gas fire on a marble effect hearth, coving to the ceiling, arch opening to:-

## Dining Room

10' 5" x 7' 11" ( 3.17m x 2.41m )  
Having central heating radiator, coving to the ceiling, door giving access to :-

## Conservatory

18' 11" x 6' 7" ( 5.77m x 2.01m )  
Conservatory structure has double glazed wood grain UPVC windows to the side and rear, sloping polycarbonate roof, having a side glazed door giving access to the garden, with beautiful aspect over open countryside to the rear.

## Inner Hallway

Off the lounge is a glazed door giving access to an inner hallway with stairs off to the first floor, door to: -

## Second Sitting Room/Bedroom Three

12' 2" x 10' 4" ( 3.71m x 3.15m )  
Having single glazed window to the rear which overlooks the conservatory, central heating radiator.

## Utility Room

8' 1" x 5' 1" ( 2.46m x 1.55m )

Having double base unit with single drainer stainless steel sink unit over, useful understairs store, central heating radiator, wc, UPVC double glazed opaque window and matching half glazed door to the side giving access to the side garden, linoleum flooring.

## First Floor Landing

With access to roof storage with, light and power, wall mounted Baxi ceiling boiler providing domestic hot water and heating, door leading to:-

## Master Bedroom

14' 3" max to rear of wardrobes x 12' 6" ( 4.34m max to rear of wardrobes x 3.81m )

Having UPVC double glazed window to the front elevation, central heating radiator, two double door fronted fitted wardrobes with overhead cupboards and centre vanity unit with mirror back, two wall reading light points.

## Bathroom

Having a three piece white suite comprising a panelled bath and a Heatrae Sadia electric shower over the bath, pedestal wash hand basin, low level wc, UPVC double glazed opaque window to the side elevation, central heating radiator, loft access. Accessed via the bathroom:-

## Bedroom Two

18' 2" x 6' 2" ( 5.54m x 1.88m )

Having two wall light points, central heating radiator, UPVC double glazed window to the side elevation, sliding door fronted wardrobe with hanging rail and overhead cupboard.









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EPC Rating: Awaited

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