



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

**Taylor Drive, Barton Seagrave NN15**

**"Designed with Style, Made For Living"**

 4  2  3



## "Designed with Style, Made For Living"

This beautifully appointed, modern detached home combines style and space creating a stunning family home. The impressive interior features an entrance hallway with tiled flooring and useful storage cupboards; attractive interior doors lead to a guest cloakroom/utility room with integrated washing machine and quartz worktops. The generous living room is complemented with a bay window and connects to the open-plan kitchen/dining/family room, which includes shaker-style units, quartz surfaces, and integrated AEG appliances. Upstairs, a large landing leads to the principal bathroom and four double bedrooms, the principal bedroom benefits from built-in wardrobes and a stylish en-suite. Gas central heating, UPVC double glazing and solar panels heating the hot water add to the efficiency. Outside the fore garden is set behind a low-level brick wall, a generous private driveway offers parking for three cars and leads to an oversized single garage, the South facing rear garden has a patio and lawned area. Schools, Parks and amenities are all within easy reach – perfect for family life.

**Living Room** - 4.75m x 3.86m (15'7" x 12'8")

**Snug** - 2.62m x 2.08m (8'7" x 6'10")

**WC/Utility** - 2.08m x 1.65m (6'10" x 5'5")

**Kitchen/Dining/Family Room** - 8.08m x 3.2m (26'6" x 10'6")

**Bedroom One** - 3.86m x 3.76m (12'8" x 12'4")

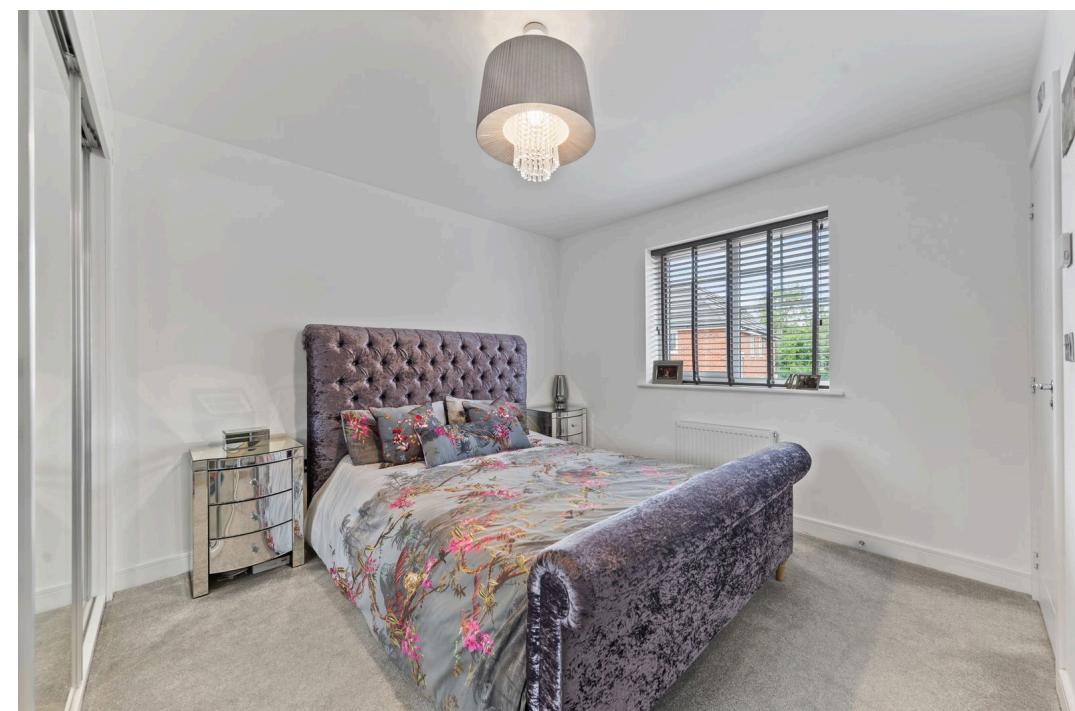
**Ensuite** - 1.93m x 1.63m (6'4" x 5'4")

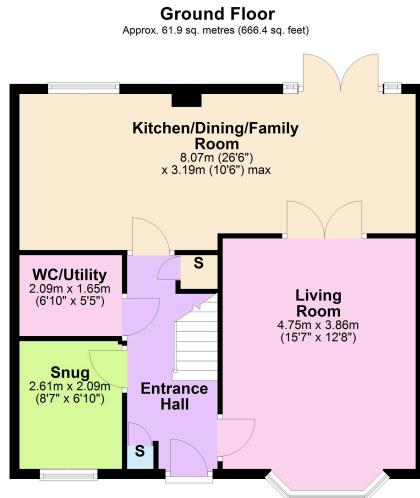
**Bedroom Two** - 4.22m x 3.07m (13'10" x 10'1")

**Bedroom Three** - 3.89m x 2.74m (12'9" x 9'0")

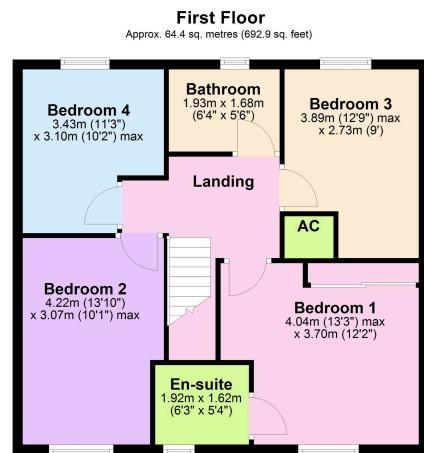
**Bedroom Four** - 3.43m x 3.1m (11'3" x 10'2")

**Bathroom** - 2.06m x 1.68m (6'9" x 5'6")





- UPVC Double Glazing and Gas central heating
- Generous Living Room
- En-suite to the principal room
- Solar panels heating hot water
- COUNCIL TAX: E
- Free flowing Designer Kitchen/ Dining Room
- Four double bedrooms
- South facing garden
- EPC RATING: A



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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