

# Measurements

**Living Room** 33'8 x 14'5  
(10.26m x 4.39m)

**Dining Room** 17'0 x 9'11 (5.18m x 3.02m)

**Family Room** 13'6 x 13'6 (4.11m x 4.11m)

**Kitchen / Breakfast Room** 24'5 x 12'12 (7.44m x 3.96m)

**Utility Room** 10'11 x 10'3 (3.33m x 3.12m)

**Cloakroom** 9'5 x 6'1 (2.87m x 1.85m)

**Bedroom One** 15'2 x 14'5 (4.62m x 4.39m)

**Ensuite** 13'6 x 7'2 (4.11m x 2.18m)

**Bedroom Two** 13'8 x 10'4 (4.17m x 3.15m)

**Ensuite** 6'6 x 3'5 (1.98m x 1.04m)

**Bedroom Three** 13'6 x 10'4 (4.11m x 3.15m)

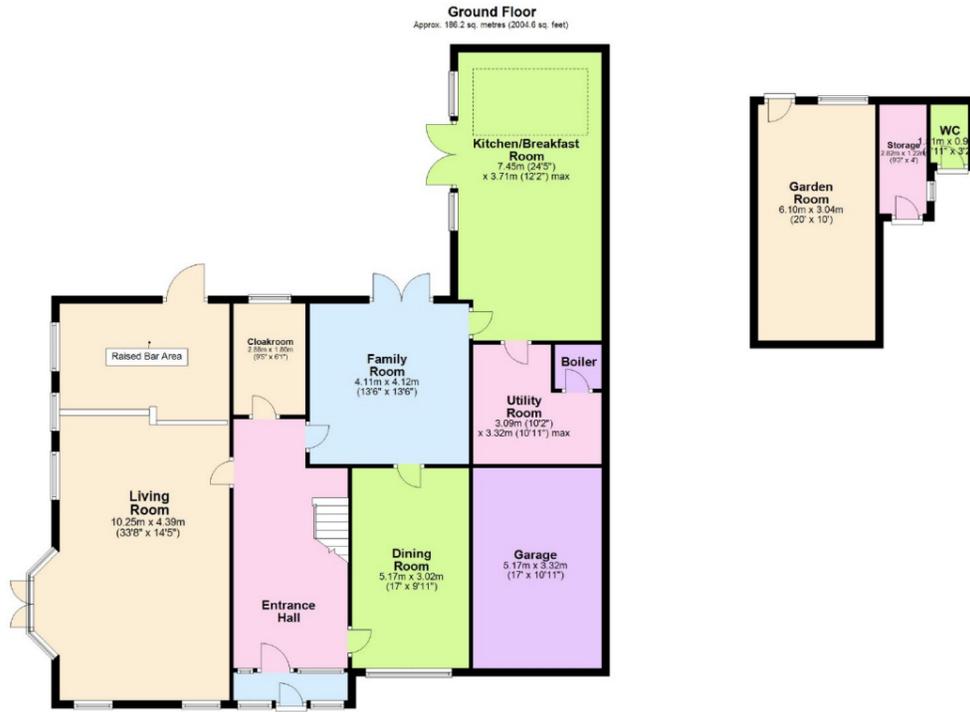
**Bedroom Four** 16'6 x 6'1 (5.03m x 1.85m)

**Bathroom** 9'11 x 9'3 (3.02m x 2.82m)

**Garden Room** 20'0 x 10'0 (6.10m x 3.05m)

**Storage** 9'3 x 4'0 (2.82m x 1.22m)

**WC** 4'11 x 3'2 (1.50m x 0.97m)



Total area: approx. 292.8 sq. metres (3151.2 sq. feet)



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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# An Address To Impress



**1 Ridgway Road,  
Barton Seagrave,  
NN15 5AQ**

**Offers In Excess Of £700,000**



## Gardens

A private block paved driveway is accessed via secure wrought iron sliding gate with private parking for four/ five cars. The frontage enjoys a good degree of privacy provided by brick and rendered walling, two established trees provide screening and privacy. The fabulous garden can be accessed from either side, enjoying a Mediterranean feel enclosed by painted rendered walling. A lawn area to the side of the property is complimented by an array of colourful plantings and established trees, an Indian sandstone patio directly from the living room provides the perfect vantage point from which to admire the garden. There is a further substantial natural stone patio perfect for garden furniture and alfresco entertaining. This section of the garden is arranged with easy care in mind with low level brick walling with raised borders home to an array of established plantings to



## An Address To Impress

Its not only the address that speaks volumes, so does this substantial period residence occupying an impressive plot set within this most desirable setting, just off Warkton Lane. A secure sliding gate leads to a private block paved driveway with parking for four/five cars with access to a single garage, the lovely wrap around gardens are generous enjoying a secluded Mediterranean feel set behind white rendered walls, a garden room, store room and exterior WC offer potential for conversion. The significant interior includes a palatial reception hall, fabulous living room with Minster style fireplace flowing to an entertaining area with bespoke bar, the formal dining room is generous and the family room flows to the fabulous designer kitchen/breakfast room with granite worksurfaces and vaulted glass roof and a separate utility room. Upstairs the landing leads to a principal bathroom and four generous bedrooms, the sensational master with dressing area and en suite, the second bedroom also has an en suite shower room. A variety of schools, Wickstead Park and Barton are a short walk away. EPC Rating: PENDING Council Tax F





## Property highlights

- Kitchen/breakfast room - a fabulous free-flowing room enjoying a designer range of base and eye level cupboards and drawers, single bowl with monobloc tap set within a granite worksurface with inset drainer, matching upstand with ceramic tiled splash back, integrated Hotpoint double oven and four ring ceramic hob with concealed extractor, integrated dishwasher, and a full height fridge, karndean specialist flooring flows through to the dining area with vaulted glazed ceiling area flooding the room with light, this fabulous room also enjoys the warmth of a wood burner as well as an air conditioning units for the warmer months, which also doubles up as a heater.
- Utility room - with a range of base and eye-level cupboard and drawers, single bowl, single drainer, monobloc tap, rolled worksurface with recess for washing machine and tumble dryer, additional dishwasher and space for an upright fridge/ freezer as well as a door to the boiler room housing the central heating boiler and the pressurised hot water cylinder.

## Property highlights

- UPVC double glazed leaded windows.
- Gas central heating
- Security alarm system
- Entrance hall - an impressive size with cove cornicing and stairs rising to the first floor, period doors lead to ;
- Guest Cloakroom - suite comprising of low-level WC, wash hand basin set on a vanity unit with granite top, monobloc tap, cloak hanging space, dado rail and cove cornicing.
- Living room - a substantial room enjoying a triple aspect with a lovely bay with French doors to the garden. There is a stone Minster style fireplace with the option for working fire, dado rail and cove cornicing, this substantial room is split-level with a raised area perfect for entertaining complete with bespoke bar.
- Dining room - An impressive room perfect for formal entertaining with Karndean specialist flooring, cove cornicing, recessed down lighters.
- Family room - a versatile space with double doors to the garden, enjoying a continuation of the Karndean specialist flooring.

