





HOPTON ROAD, BARNINGHAM

IP31 1BU

£260,000

FREEHOLD

Located in the sought-after village of Barningham, this semi-detached home offers an exciting opportunity for buyers looking to update and make your own stamp on a property. Upon arrival, a large front driveway provides ample off-road parking. Inside, the welcoming layout features a spacious open-plan sitting and dining room complete with an open fireplace, alongside a kitchen, utility room and a convenient cloakroom. Upstairs, you will find three well-proportioned bedrooms and a family bathroom offering plenty of scope for updating throughout. Outside, the fully enclosed, generous rear garden serves as the ideal outdoor entertaining space. With villages amenities within walking distance from the property viewing is highly recommended.

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HOPTON ROAD

• No Onward Chain • Well Presented Three Bedroom Semi-Detached Home • Spacious Sitting/Dining Room • Oil Fired Central Heating • Utility & Groundfloor Cloakroom • Large Gardens to Front & Rear • Driveway & For Ample Off Road Parking • Within Walking Distance To Village Amenities • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!





Entrance Hall
Stairs to first floor. Understairs storage. Tiled flooring. Radiator.

Dining/Sitting Room
Spacious dining area with window to front. Archway opening into the sitting room. A well-proportioned room with open fireplace and surround. Storage cupboards and original built wall mounted shelving and base units. Window to rear. Two radiators.

Kitchen
A range of wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Built in electric oven with hob and extractor hood over. Space for kitchen appliances and wall mounted boiler. Window to side. Radiator.

Pantry
Walk in pantry with shelving and window to side.

Rear Lobby
Door to front and rear. Loft access.

Utility Room
Inset sink and drainer with base cupboards. Window to rear.

Cloakroom
WC and window to side.

Landing
Storage cupboard and loft access. Window to side.

Bedroom 1
Spacious double bedroom. Storage cupboard. Open fireplace with surround. Window to front. Radiator.

Bedroom 2
Double bedroom with celling fan. Airing cupboard. Open fireplace with surround. Window to rear. Radiators.

Bedroom 3
Storage over bulkhead and base storage. Window to front. Radiator.

Bathroom
WC and pedestal wash basin. Bath with shower head over. Window to side. Radiator.

Outside

Front Garden
To the front is a large garden laid mainly to lawn with hedge border. Pathway to the front door and rear lobby. Gravel driveway for ample vehicles. Shed to side.

Rear Garden
A generous sized rear garden laid mainly to lawn with shrubs, specimen trees and enclosed by fencing.

Disclaimer
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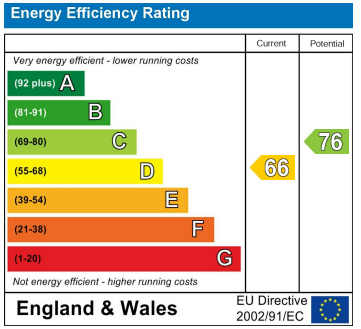












EPC Rating: D Council Tax Band: B

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