



## 18 Barley Close, Hibaldstow

£250,000 Freehold

A FINE MODERN DETACHED BUNGALOW · HIGHLY DESIRABLE VILLAGE LOCATION · DRIVEWAY/PARKING TO THE REAR · NO UPWARD CHAIN · 2 RECEPTION ROOMS · 2 DOUBLE BEDROOMS WITH A MASTER EN-SUITE · INTEGRAL SINGLE GARAGE · LARGE FRONT DRIVEWAY & PRIVATE MATURE REAR GARDENS · VIEWING COMES HIGHLY RECOMMENDED · COUNCIL TAX BAND; C. EPC RATING; TBC

Modern 2-bed detached bungalow with en-suite, spacious living areas, large driveway, garage, private garden, and no onward chain. Rear parking for caravan.

Sought-after location.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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- DRIVEWAY/PARKING TO THE REAR
- NO UPWARD CHAIN
- 2 RECEPTION ROOMS
- 2 DOUBLE BEDROOMS WITH A MASTER EN-SUITE
- INTEGRAL SINGLE GARAGE
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#### **Entrance Porch**

4' 0" x 4' 10" (1.23m x 1.48m)

Front double glazed entrance door with patterned glazing and adjoining side lights, side uPVC double glazed window, wall to ceiling coving and internal single glazed entrance door with patterned glazing and adjoining side light leads to;

#### **Central Reception Hallway**

4' 10" x 14' 3" (1.48m x 4.34m)

With built-in cloaks cupboard having hanging rail and shelving, wall to ceiling coving and loft access.

#### **Front Living Room**

16' 7" x 12' 2" (5.06m x 3.70m)

Plus a projecting uPVC double glazed square bay window, handsome polished marbled fireplace with central life flame coal effect gas fire, TV point, two single wall light points, wall to ceiling coving and internal French glazed doors leads through to;

#### **Formal Dining Room**

9' 10" x 9' 11" (3.00m x 3.01m)

With rear uPVC double glazed French doors leading to the garden, internal single glazed window looking through to the reception hallway, wall to ceiling coving and doors through to;





### Kitchen

9' 10" x 9' 10" (3.00m x 3.00m)

Rear uPVC double glazed window, extensive range of matching fitted kitchen furniture comprising low level units, drawer units and wall units with a patterned worktop with tiled splash backs incorporating a stainless steel sink unit with drainer to the side and block mixer tap, built-in four ring electric hob with oven beneath and overhead extractor, space for an upright fridge freezer, wall to ceiling coving and an archway leads to;

### Utility

9' 2" x 4' 9" (2.80m x 1.46m)

With internal double glazed entrance door and window through to a rear porch, matching furniture to the kitchen with a patterned worktop that incorporates a single stainless steel sink unit with drainer to the side and block mixer tap, plumbing for appliances, personal door through to the garage and wall to ceiling coving.

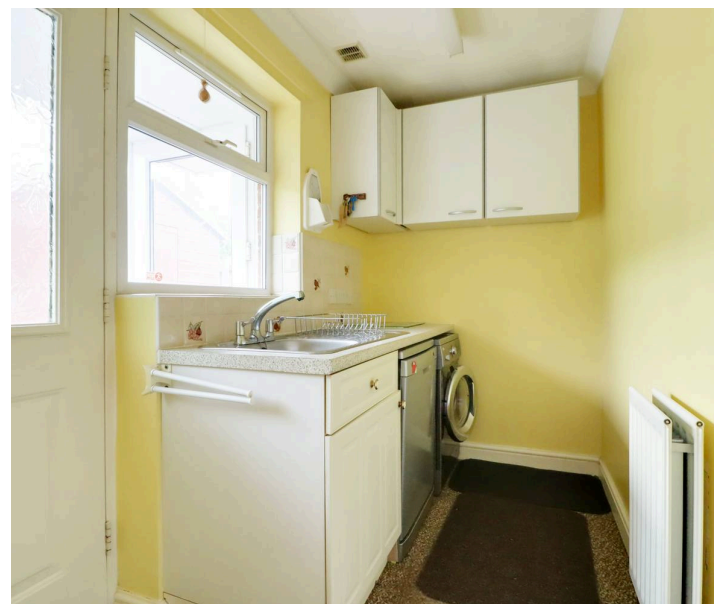
### Rear Porch

Being of uPVC construction with surrounding windows, side entrance door and PVC clad finish to ceiling.

### Front Double Bedroom 1

11' 6" x 12' 2" (3.50m x 3.70m)

Front uPVC double glazed window, range of fitted bedroom furniture and built-in double wardrobe, TV point, wall to ceiling coving and doors through to;





**En-Suite Shower Room**

6' 11" x 5' 9" (2.10m x 1.75m)

Side uPVC double glazed window with patterned glazing providing a three piece suite comprising a low flush WC, pedestal wash hand basin, shower cubicle with electric shower with glazed screen, herringbone style cushioned flooring, fully tiled walls and wall to ceiling coving.



**Rear Double Bedroom 2**

13' 0" x 9' 4" (3.97m x 2.85m)

Rear uPVC double glazed window and wall to ceiling coving.

**Family Bathroom**

7' 9" x 4' 11" (2.35m x 1.50m)

Side uPVC double glazed window with inset patterned glazing and a large built-in airing cupboard with shelving. The bathroom provides a four piece suite comprising a low flush WC, bidet, pedestal wash hand basin, panelled bath with shower attachment, lino flooring, fully tiled walls with wall to ceiling coving.



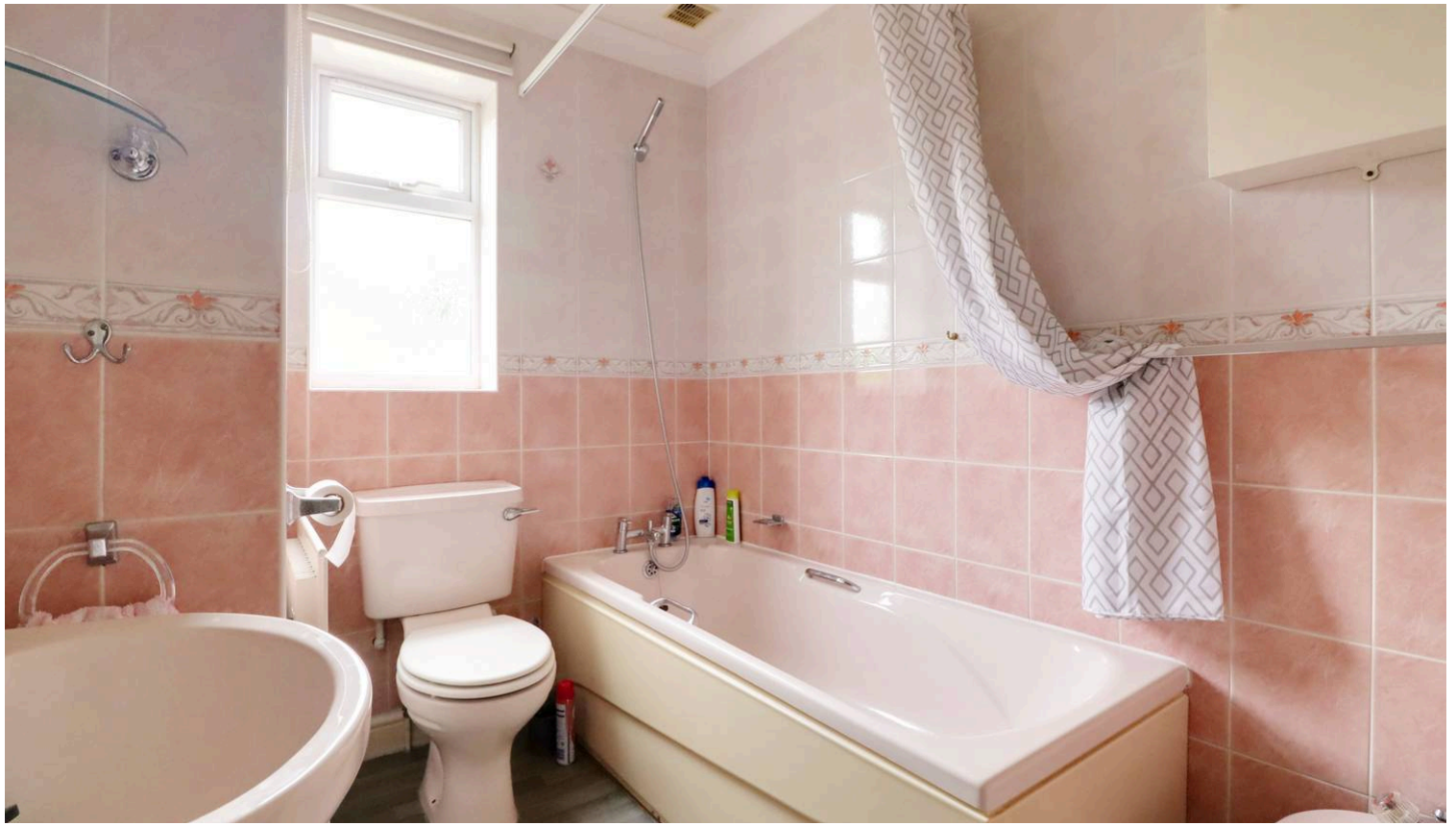
**Single Garage**

8' 9" x 17' 7" (2.67m x 5.35m)

With electric roller front door, side uPVC double glazed window with patterned glazing, internal power and lighting and houses the gas central heating boiler.

**Outbuildings**

Within the rear garden there is a timber store shed.



### **Grounds**

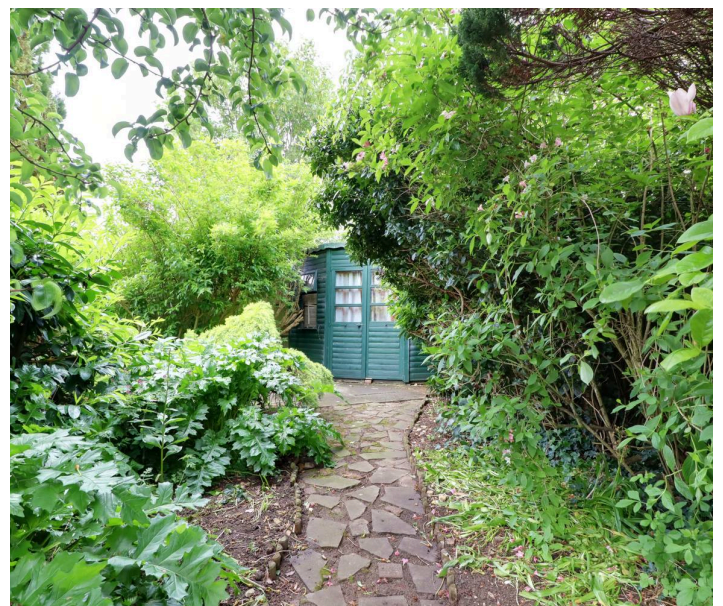
To the front the property enjoys a block paved driveway allowing parking for a number of vehicles with mature front shrub borders, sheltered front entrance door and direct access to the integral garage. The rear garden enjoys excellent privacy having a number of seating areas with well stocked mature borders. The rear garden offers a flagged driveway that has been used for a caravan or motor home having enjoyed legal access to the side.

### **Double Glazing**

Full uPVC double glazed windows and doors.

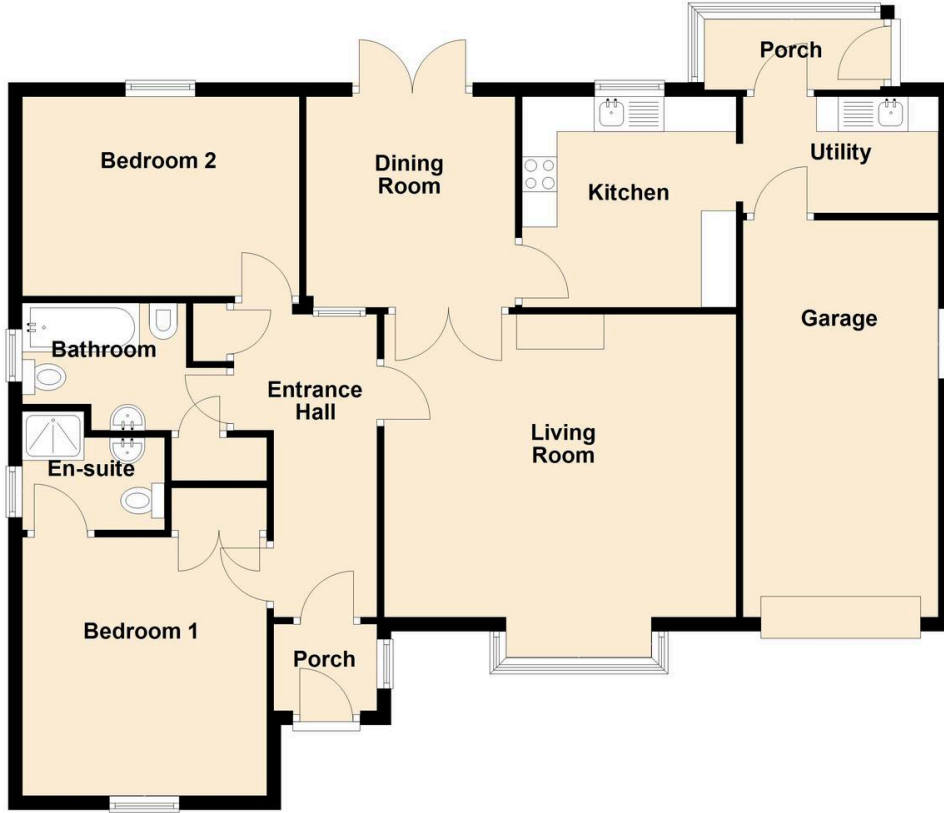
### **Central Heating**

There is a modern gas fired central heating system to radiators via a Worcester gas central heating boiler.



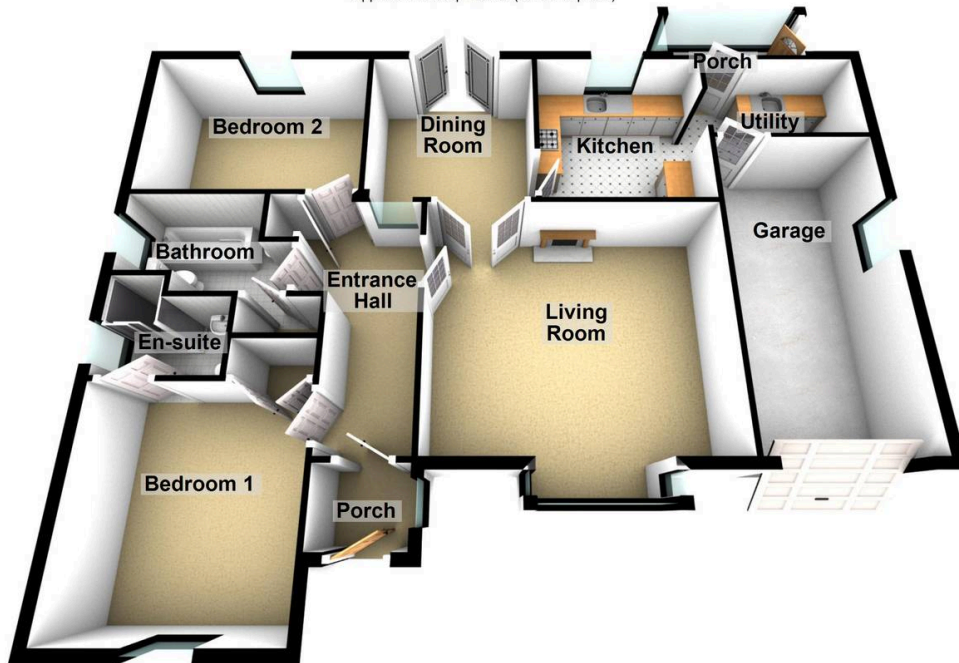
### Ground Floor

Approx. 112.8 sq. metres (1213.7 sq. feet)



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Total area: approx. 112.8 sq. metres (1213.7 sq. feet)

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