



St Barbaras Road
Armitage with Handsacre

St Barbaras Road Handsacre



Lovett&Co. Estate Agents are delighted to offer for sale this stunning three-bedroom family home, beautifully renovated throughout to an exceptional standard and finished with high-quality, modern fittings.

The property offers spacious and versatile accommodation comprising: porch, welcoming entrance hallway, front lounge, and an impressive open-plan living space incorporating a contemporary fitted kitchen, dining area and additional sitting area, creating the perfect hub for family life and entertaining. A guest WC completes the ground floor.

To the first floor is the landing leading to three well-proportioned double bedrooms and a stylish family bathroom.

Externally, the property benefits from a large oversized garage to the side, offering excellent storage or potential for conversion or extension above (subject to the relevant planning permissions).

Significant improvements carried out over the past 5-6 years include a rear extension with new fitted kitchen (2019), new roof (2021), full rewire and replastering (2023), new central heating system (2019) and radiators (2023), porch extension (2024), electric garage door (2023), new internal doors, and replacement external windows and doors (2023). There is also an Ajax home security systems as well as CCTV system.

Further features include fully integrated kitchen appliances and hardwired ethernet points to the lounge TV area, master bedroom and third bedroom.

Occupying a generous end plot, the property boasts a large frontage with off-road parking and lawn, together with private side and rear gardens, ideal for entertaining and enjoying the sun throughout the day.

PORCH:

Composite entrance door tiled flooring, UPVC windows to the front, ample space for shoes and coat storage, further door into the hallway.

RECEPTION HALL:

Tiled flooring, ceiling light point, radiator, useful storage cupboard, stairs to first floor and doors to the lounge and the open plan living area.

LOUNGE:

12' 0" x 14' 1" (3.66m x 4.30m)
Feature fireplace, laminate flooring, light point, radiator, window to the front.

OPEN PLAN LIVING AREA:

20' 3" x 24' 4" (6.17m x 7.41m)
Stunning open plan living area which incorporates the kitchen, dining and sitting areas, with bi-fold doors to the rear, orangery extension with spot lights and radiators.

KITCHEN:

Range of matching high specification of wall and base units incorporating cabinets, drawers and Quartz work surfaces including island with breakfast bar, inset bowl sink and drainer with mono tap, twin electric ovens and induction hob work top extractor, further integrated fridge, freezer, dishwasher and washing machine.

GUEST WC:

Modern fitted suite comprising: low level WC, wall mounted wash hand basin set on drawer unit, tiled flooring, spot light and extractor fan.

FIRST FLOOR LANDING:

Feature wooden and glass balustrade, carpeted flooring, ceiling light point, loft hatch, doors off to three bedrooms and the modern family bathroom.

BEDROOM ONE:

12' 0" x 12' 10" (3.66m x 3.90m)
Carpeted flooring, radiator, ceiling and bedside wall light points, window to rear.

BEDROOM TWO:

12' 0" x 9' 11" (3.66m x 3.01m)
Carpeted flooring, radiator, ceiling and bedside wall light points, window to front.

BEDROOM THREE:

9' 6" x 11' 6" (2.90m x 3.51m)
Laminate flooring, ceiling light point, radiator and window to the rear.

FAMILY BATHROOM:

Fully tiled white suite comprising: bath with shower above, pedestal wash hand basin, low level W/C, wall tiling, tiled





flooring, ceiling spot lights, heated towel rail and window to front.

OVERSIZED GARAGE:

12' 6" x 19' 8" (3.81m x 6.00m)

Electric up and over front door, rear personnel door, light and electric points.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



