

Quorn Close, Barton Seagrave **Freehold** £375,000

Pattison Lane

Key Features

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- Four Bedroom Semi Detached Bungalow
- Garage & Driveway
- Garden Room to The Rear Garden
- Open Plan Kitchen / Dining / Living Room
- Presented in Fantastic Order Throughout

Exemplary in both condition and presentation, this superb four-bedroom property offers a masterclass in modern living. Tucked away in a quiet, highly desirable cul-de-sac within the ever-popular Barton Seagrave, homes of this caliber and finish are a rare addition to the market.

From the moment you arrive, the property commands attention. An extensive, immaculate low-maintenance imprinted concrete driveway provides substantial off-road parking, perfectly complementing the home's pristine exterior and striking yellow front door.

Internally, the layout has been intelligently designed to offer vast versatility. The heart of the home is a breathtaking open-plan kitchen, dining, and living space, beautifully appointed with navy shaker-style cabinetry, premium countertops, and sleek integrated appliances. The ground floor also hosts a striking, contemporary monochrome family bathroom featuring matte black fixtures, alongside two spacious bedrooms. This extensive ground-floor footprint provides fantastic flexibility, making it an ideal arrangement for multi-generational living or







those with mobility considerations. The first floor completes the interior accommodation with two additional well-proportioned bedrooms.

The excellence continues outside. The generous rear garden is predominantly laid to lawn, bordered by pristine fencing and featuring a raised decked area perfect for entertaining. The true showstopper, however, is the expansive, fully air-conditioned outbuilding. Beautifully finished with herringbone style flooring, this extraordinary space is currently utilized as a luxury home office, bar, and games room. A highly practical separate laundry room is also cleverly integrated into the side of the outbuilding.
Immaculate, versatile, and finished to an exacting standard, this property is entirely turnkey.

An early viewing is highly recommended to fully appreciate the exceptional lifestyle on offer.

The accommodation comprises:

HALLWAY

OPEN PLAN LOUNGE / KITCHEN / DINING ROOM
Lounge / Dining Room Area - 14'4 x 10'10 (4.36m x 3.30m)
Kitchen Area - 12' x 12' (3.65m x 3.65m)

BEDROOM THREE 12'3 x 10'10 (3.73m x 3.30m)

BEDROOM FOUR 12'2 x 8'11 (3.70m x 2.71m)

BATHROOM 4'11 x 8'10 (1.49m x 2.69m)

FIRST FLOOR LANDING





GROUND FLOOR

1ST FLOOR



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BEDROOM ONE 12' max x 12'5 max (3.65m x 3.78m)

BEDROOM TWO 14'2 x 10'11 into wardrobes plus recess (4.31m x 3.32m)

OUTSIDE

FRONT GARDEN

DRIVEWAY

GARAGE 17'9 x 10'3 (5.41m x 3.12m)

REAR GARDEN

GARDEN ROOM / OUTBUILDING 10'3 x 20'5 (3.12m x 6.22m)

LAUNDRY / STORE (connected to garden room)

AGENTS NOTE:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Pattison Lane on: **01536 524425**

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