



2 Highfields, Barrow-Upon-Humber

£320,000 Freehold

MODERN DETACHED FAMILY HOME • SOUGHT AFTER VILLAGE LOCATION • 4 SIZEABLE BEDROOMS • ATTRACTIVE FITTED BREAKFAST KITCHEN & UTILITY ROOM • SPACIOUS MAIN LOUNGE WITH FEATURE MEDIA WALL & SEPARATE STUDY • MODERN FAMILY BATHROOM & MASTER EN-SUITE • PRIVATE SOUTH FACING REAR GARDEN • DRIVEWAY & ATTACHED DOUBLE GARAGE • IDEAL FAMILY BUY • VIEW VIA OUR BARTON OFFICE

Spacious 4-bed detached home in Barrow-upon-Humber with double garage, south-facing garden, en-suite, study, modern kitchen, parking, and great family amenities nearby.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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Central Entrance Hallway

Includes a composite entrance door with inset patterned glazing with two adjoining twin side lights with frosted glazing, a wall mounted alarmed keypad, ceiling spotlights and two twin built-in storage cupboards a further built-in storage cupboard with inset shelving, staircase leads to the first floor accommodation with open spell balustrading and matching newel posts and an internal door allowing access to;

Cloakroom

2' 7" x 5' 11" (0.80m x 1.80m)

Has a side uPVC double glazed window with frosted glazing and a two piece suite comprising a low flush WC, a pedestal wash hand basin, ceiling spotlights and cushioned flooring.



Study

9' 10" x 7' 3" (3.00m x 2.20m)

With a front uPVC double glazed window, oak style laminate flooring and ceiling spotlights.





Spacious Main Lounge/Dining Room

22' 4" x 13' 0" (6.80m x 3.95m)

Enjoying a dual aspect with front uPVC double glazed windows and rear twin double glazed French doors allowing access to the patio area with adjoining twin glazed side lights a feature media wall with inset electric log effect fire with inset shelving and inset ceiling, TV input, modern ceiling spotlights and an opening leads through to;

Breakfast Kitchen Room

16' 0" x 8' 10" (4.87m x 2.70m)

With two twin rear uPVC double glazed windows. The kitchen includes a range of light shaker style low level units, drawer units and wall units with brushed aluminium style pull handles and a patterned working top surface incorporating a one and a half ceramic sink bowl unit with waste disposal unit, block mixer tap and drainer to the side, a five ring Bosch gas hob with overhead canopied Neff stainless extractor fan with tiled splash backs, a Bosch electric oven with matching grill, plumbing for a dishwasher, separate breakfast bar area with TV input, partly tiled walls, modern ceiling spotlights, under the stairs storage cupboard and a door leads through to;





Utility Room

5' 5" x 7' 10" (1.66m x 2.38m)

With a side uPVC double glazed door allowing access to the side of the property, a pattern of working top surfaces, plumbing for a washing machine, space for an under counter fridge freezer, tumble dryer, a wall mounted Baxi gas boiler and space for a tall American style fridge freezer.

First Floor Landing

Includes front uPVC double glazed window, loft access, ceiling spotlights, built-in cupboard with inset shelving and doors allowing access off to;

Master Bedroom 1

13' 1" x 12' 2" (4.00m x 3.70m)

With a rear uPVC double glazed window, ceiling spotlights, TV input and a door allows access through to;

En-Suite Shower Room

5' 9" x 5' 9" (1.76m x 1.76m)

With a rear uPVC double glazed window with frosted glazing and a three piece suite comprising a low flush, oval wash hand basin with gloss storage units beneath, a corner fitted walk-in shower cubicle with overhead chrome mains shower, twin glazed curved sliding doors, mermaid boarding to the walls, ceiling spotlights, extractor fan, cushioned flooring and a wall mounted chrome towel heater.





Front Double Bedroom 2

10' 2" x 13' 1" (3.10m x 4.00m)

With a front uPVC double glazed window, TV input and ceiling spotlights.

Rear Bedroom 3

9' 10" x 7' 3" (3.00m x 2.20m)

With a rear uPVC double glazed window and ceiling spotlights.

Front Bedroom 4

9' 10" x 7' 3" (3.00m x 2.20m)

With a front uPVC double glazed window and wall to ceiling coving.

Family Bathroom

6' 11" x 6' 11" (2.10m x 2.10m)

With a side uPVC double glazed window with frosted glazing, a three piece suite comprising a p-shaped panelled bath with overhead chrome mains shower, curved glazed screen and tiled splash backs, a vanity wash hand basin with twin storage units beneath and an adjoining low flush WC, cushioned flooring, tiling to the walls, ceiling spotlights and extractor fan.





Grounds

To the rear of the property provides a private enclosed lawned garden with surrounding planted borders, a flagged patio seating area leads out from the living room with a pathway allowing access down the side of the property. The front provides a double tarmac laid driveway allowing off street parking for multiple vehicles and access to the attached double garage and a principally lawned garden.

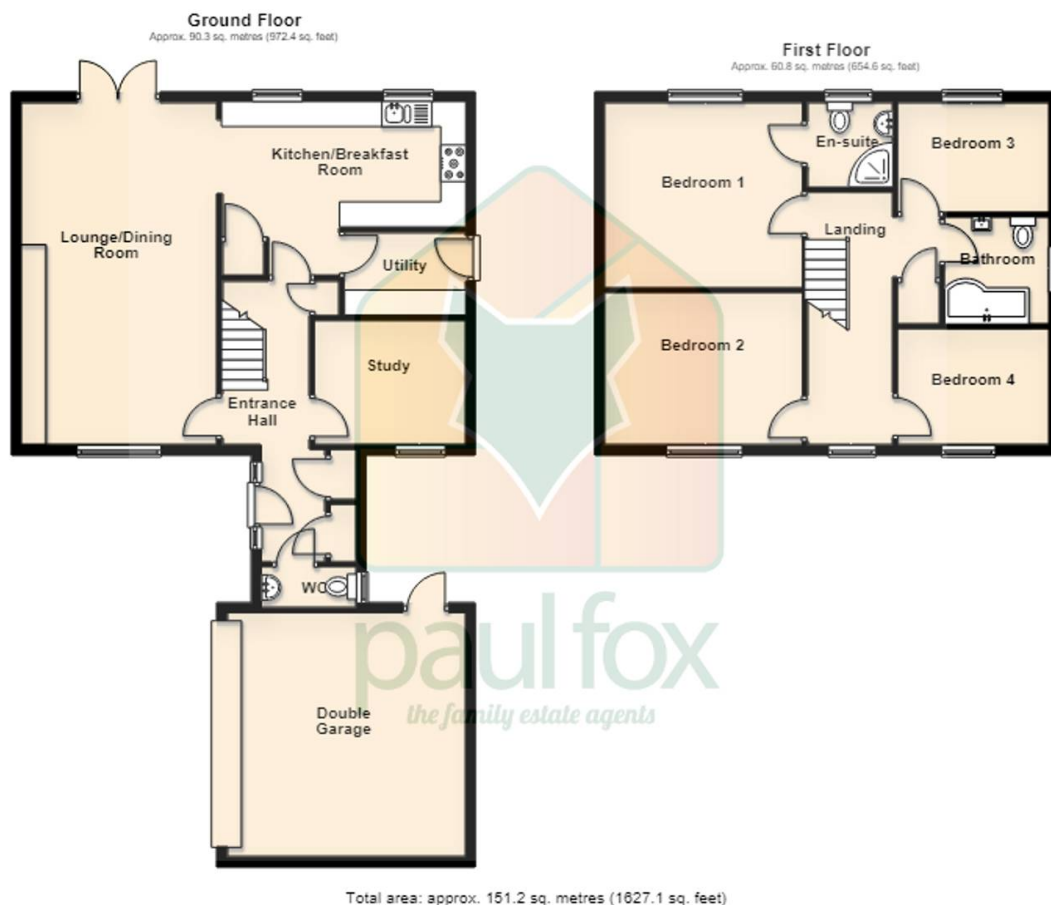
Double Garage

15' 9" x 15' 11" (4.80m x 4.85m)

With an automatic door with full power and lighting.







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