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**Hampton Gate, Friday, Barston**

# **Hampton Gate, Friday Lane, Barston**

**Asking Price £975,000**

Located within a private gated development on Friday Lane in Barston, this exquisite house offers a perfect blend of modern living and comfort. With four generously sized double bedrooms, including two en-suite shower rooms, this property is ideal for families seeking both space and privacy.

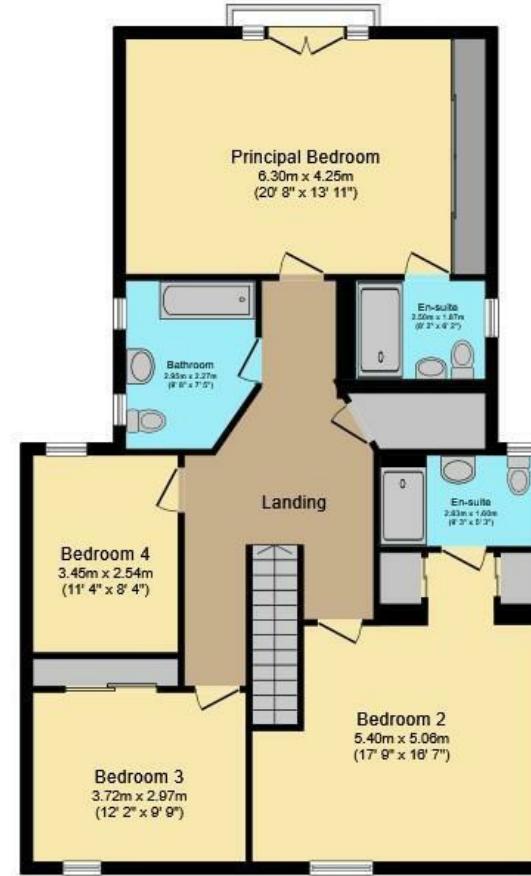
Upon entering, you are greeted by two elegant reception rooms that provide versatile spaces for relaxation and entertainment. The heart of the home is undoubtedly the open plan kitchen, dining, and family room, which creates a warm and inviting atmosphere for gatherings. The separate utility room adds practicality to daily life, while a convenient downstairs WC enhances the functionality of the ground floor. The family bathroom is well-appointed, ensuring that all members of the household have access to comfortable facilities.

Outside, the south-west facing rear garden is a delightful retreat, perfect for enjoying sunny afternoons or hosting summer barbecues. The property also boasts a garage and ample parking with space for up to six vehicles, making it an excellent choice for those with multiple cars or guests.

This stunning home combines luxurious living with a peaceful setting, making it a must-see for anyone looking to settle in the desirable area of Barston. With its thoughtful design and ample amenities, this property is ready to welcome its new owners.

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Total floor area 238.1 sq.m. (2,563 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

## DESCRIPTION

The property sits in a private gated development with four car parking spaces at the front plus three more spaces plus garage at the rear. It has underfloor central heating throughout and Porcelanosa floor tiles to the whole of the ground floor. Approached over a paved driveway, steps lead up to the front door.

## ON THE GROUND FLOOR

### HALLWAY

Double UPVC opening front doors lead into the hallway, having ceiling spot lights. Also, USEFUL UNDERSTAIRS CUPBOARD.

### DOWNSTAIRS WC

Being half-tiled and having wash hand basin with cupboard below, low level WC and ceiling spot lights.

### STUDY

Having ceiling spotlights on a track and side window.

### DINING ROOM

Having two windows - one to the side and one full length to the rear, and ceiling light point.

### LIVING ROOM

Having large window to front, additional full height window to rear and three ceiling light points.

### OPEN PLAN KITCHEN/DINING/FAMILY ROOM

KITCHEN AREA - Having a range of HATT kitchen base and wall units incorporating Siemens double oven and microwave, full size fridge, full size freezer, and Franke stainless steel sink with Quooker tap. There is a central island/breakfast bar with inset Siemens electric hob with Siemens extractor over, and Bosch drinks fridge and Bosch dishwasher fitted below - with complementary work surfaces to all. Ceiling spot lights. DINING AREA - having three ceiling lights and window to side. FAMILY ROOM - having full height French doors to rear garden - with privacy film applied to glass.

### UTILITY

Having range of base units with space below for washing machine and tumble dryer - all with complementary work surfaces over and having inset stainless steel Franke sink unit. There is a side door giving access to the side of the property.

## ON THE FIRST FLOOR

Stairs from the hallway lead up to the first floor LANDING having two LED ceiling lights, and ladder access to the part boarded LOFT with light.

### AIRING CUPBOARD/TANK/STORAGE ROOM

Housing the water tank - heated by the air source heat pump.

### PRINCIPAL BEDROOM

Having double height ceiling with light point. floor to ceiling windows with privacy film fitted to the glass, and wall mounted Mitsubishi air conditioning unit. DRESSING AREA - having a range of four sliding door wardrobes with hanging rails and shelving, and ceiling spotlights.

### EN SUITE SHOWER ROOM

Being fully tiled with Porcelanosa tiles - having shower tray with rainfall showerhead and side screen, wash hand basin set in vanity unit with two drawers below, and low level WC. There is also an inset sliding mirror fronted cabinet over the basin with fitted electric shaver point. In addition, chrome ladder style heated towel rail and window to side.

### BEDROOM TWO

Having full height window to the front, two ceiling light points and additional spot lights. DRESSING AREA having a two sets of two-door sliding wardrobes (with hanging rails and shelving), plus ceiling spot lights.

### EN SUITE SHOWER ROOM

Being fully tiled with Porcelanosa tiles having shower tray with sliding doors and rainfall showerhead, vanity area with fitted wash hand basin and cupboard below, and low level WC. In addition, ladder style chrome heated towel rail, window to rear and ceiling spotlights.

### BEDROOM THREE

Having three sliding door wardrobes with hanging and shelving, window to front, skylight and ceiling light point.

### BEDROOM FOUR

Having window to rear and ceiling light point.

### FAMILY BATHROOM

Being fully tiled with Porcelanosa tiles having fitted bath (small storage cupboard at end) with rainfall shower head and hand held shower over together with side screen, wash hand basin with cupboards below, low level WC, ladder style chrome heated towel rail and spotlights to ceiling.

### OUTSIDE

### REAR GARDEN

The rear garden enjoys a south westerly aspect and has a paved terrace, lawned area surrounded by flower beds, inset water feature and round to the side there is a GREENHOUSE. Garden gate leads from garden to garage and three parking spaces. There is also a shared meadow to the rear of the development which is enjoyed by all the residents.

### GARAGE

Located at rear of the property - accessed from the rear garden. There is also a LOFT which is boarded and is accessed via loft ladder.

### GENERAL INFORMATION

### TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

### COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band G.

### SERVICES

Hunters understands from the vendor that mains drainage, electricity and water are connected to the property, however, we have not obtained verification of this information. There is no gas supply. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property. Heating is by way of air source heat pump and solar panels.

### SOLAR PANELS

We are informed by the current vendor that the property has fitted solar panels – documentation has not been verified.

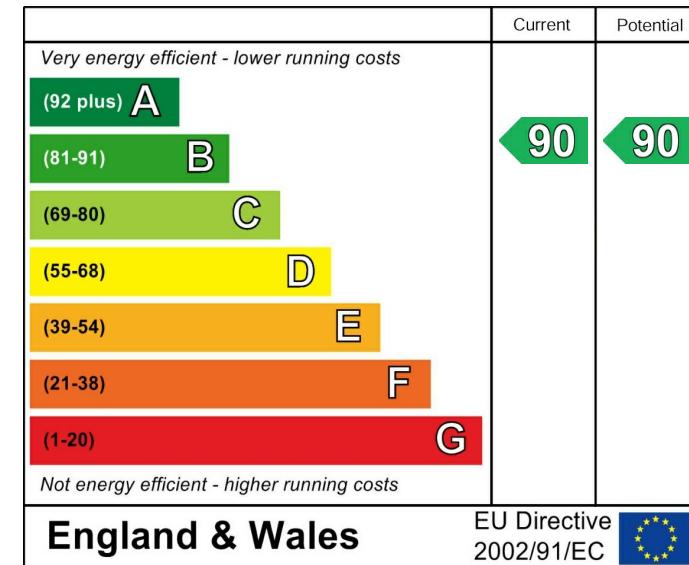
### REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

### FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property. Various carpets, curtains and light fittings may be available by separate negotiation with the vendors.

## Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





