



4 STOCKBURN ROAD BARTON SEAGRAVE

£255,000
FREEHOLD

Welcome to this charming semi-detached house located on Stockburn Road in the desirable area of Barton Seagrave. This delightful property offers a perfect blend of comfort and convenience, making it an ideal home for families or professionals alike. Situated in Barton Seagrave, this home benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, providing convenient access to nearby towns and cities, making it an excellent choice for those who commute. Do not miss the opportunity to make this charming house your new home.



- Three Bedrooms • Off Road Parking • Modern Kitchen • Rear Garden • Ground Floor W/C • EPC Rating B

This modern three-storey townhouse offers stylish and versatile living accommodation, perfectly suited for families and professionals alike. Situated on a popular new build development, the property benefits from excellent access to local amenities, well-regarded schools, and convenient transport links.

On entering, you are welcomed into a bright porch area leading through to a contemporary fitted kitchen. The kitchen is thoughtfully designed with a range of wall-mounted and base-level storage units, space and plumbing for white goods, and views over the front aspect. Additional under-stairs storage provides further practicality. To the rear, the well-proportioned living room offers a light and inviting space, complete with double doors opening onto the garden. A downstairs W/C is also located within this room, adding to the convenience of the home. The first floor hosts two well-sized bedrooms alongside a modern family bathroom, fitted with a three-piece suite including shower over bath. The second floor is dedicated to the generously sized master bedroom, enhanced by Velux windows that create a bright and airy feel.

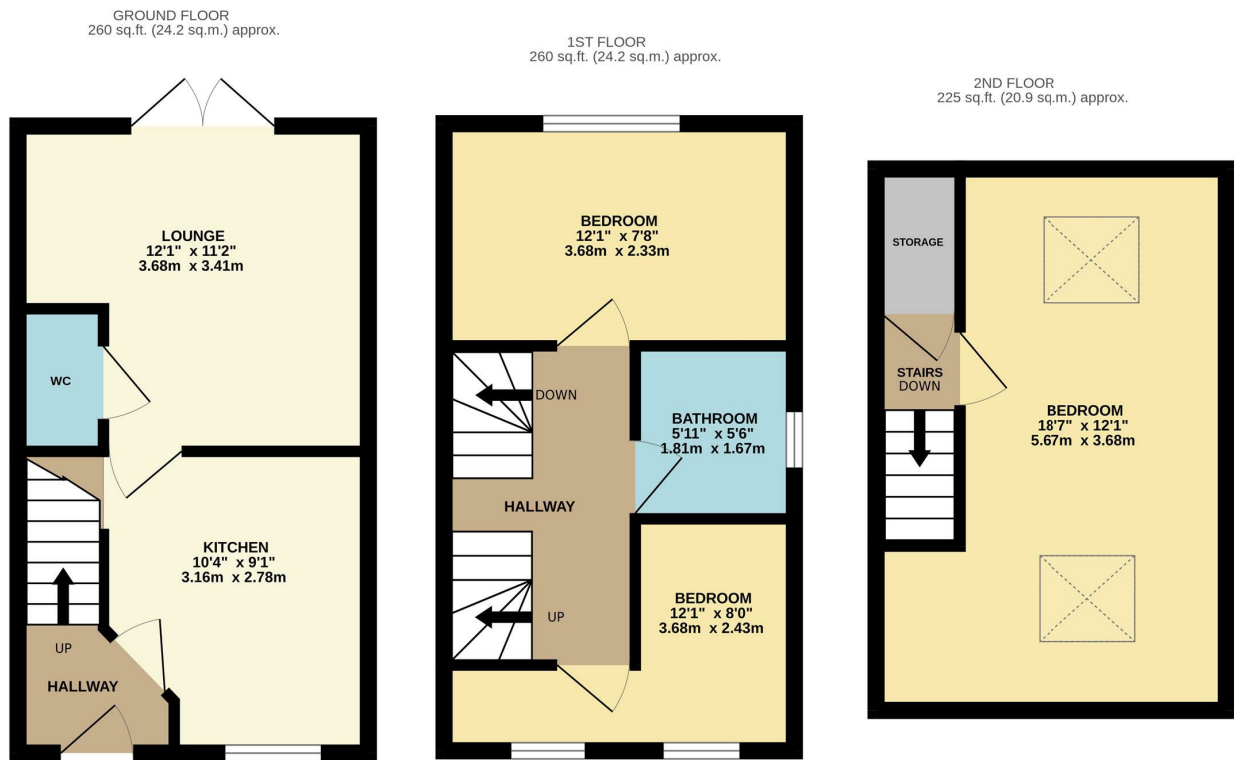
Externally, the property features a low-maintenance rear garden, mainly laid to lawn, with a storage shed and gated side access. The driveway, located to the side of the property, provides off-road parking for multiple vehicles.

Contact Carter Williams today for more information!



- Semi-detached house • 1 reception room • Barton Seagrave location • Viewing recommended





TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: B Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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 **Carter Williams**
Estate and Letting Agents