





## Property Description

An outstanding three-bedroom barn-style bungalow extending to over 1,500 sq ft, positioned within a highly exclusive gated development. Finished to an exceptional standard throughout, the property further benefits from a 10-year build guarantee and is offered to the market with no onward chain, making it ready for immediate occupation. Viewing is highly recommended to fully appreciate the quality and setting on offer.

Berkswell offers superb connectivity, with excellent access to major road networks, rail links, and local bus routes, allowing for convenient commuting while maintaining a peaceful rural lifestyle. The nearby Nailcote Hall is within easy reach, while Balsall Common provides a wide range of amenities including supermarkets, fuel stations, and a variety of independent eateries.

## Entrance Hallway

A striking first impression, featuring smoked oak herringbone-style flooring that flows throughout the home. A rooflight above enhances the sense of space and natural light, with all rooms leading effortlessly from this central point. First on your left:

## Storage

A useful storage cupboard ideal for coats and footwear, also accommodating the underfloor heating manifold and water cylinder. Returning to the hallway, up a single step and again to your left:

## Bedroom Two

A spacious double bedroom with a large front-facing window, offering plenty of room for fitted wardrobes, a king-size bed, and wall-mounted media.

## Principal Bedroom

An excellent primary suite with a generous front-facing window. The room comfortably accommodates a king-size bed, fitted storage, and media space, and benefits from:

## En Suite

Finished to an exceptional standard, with full-height Porcelanosa tiling and a rooflight bringing in natural light. Includes a walk-in shower, WC, vanity unit, and LED backlit mirror.

## Bedroom Three

A well-proportioned single room, ideal as a home office, dressing room, or guest accommodation.

## Family Bathroom

Equally stylish, featuring a bath with a statement feature wall, walk-in shower, WC, vanity unit, LED backlit mirror, and a rooflight for added brightness.

## Lounge

A versatile reception room, perfect as a cosy snug or alternatively a further double bedroom, with a large window overlooking the enclosed side aspect.

## Utility

A practical separate space with plumbing for a washing machine and tumble dryer, a sink, and additional storage, finished with a rooflight overhead.

## Kitchen / Living / Dining Area

The focal point of the home, this impressive open-plan space combines style and functionality. The German-designed kitchen offers sleek, soft-close units, integrated appliances, and contrasting Silestone worktops. Five bi-fold doors open onto the westerly-facing garden, creating a seamless indoor-outdoor flow ideal for modern living and entertaining.

## Outside

The gardens serving each property are generously sized and enclosed by post-and-rail fencing, enjoying open views across the surrounding Green Belt countryside, where a small herd of cattle can often be seen grazing seasonally. Dedicated areas have been thoughtfully arranged for bin storage, with the air source heat pumps and battery systems discreetly positioned within the private garden.

Indian sandstone pathways connect the front and rear of the homes, enhancing the sleek, contemporary aesthetic reflected throughout the barn-style design. Set well back from the access road, the properties benefit from established trees and planting, providing natural screening and year-round privacy.





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To view this property please contact Atkinson Stilgoe on

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EPC Rating:  
 Exempt

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Tenure: Freehold



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