



15 Almond Avenue, Barlborough

£245,000 Freehold

Modern 3-bed semi-detached house in Barlborough. Built 2021, 912 sq ft, stylish kitchen, parking for 3 cars, new build warranty to 2031. Video tour available. Call Pinewood Properties to view.

Council Tax band: B

Tenure: Freehold

This stunning property can be found on Almond Avenue, Barlborough, a brilliant example of a semi-detached house offering a delightful blend of modern living and comfort. Built in 2021, the property spans an impressive 912 square feet, providing ample space for families or those seeking a stylish home also has new build warranty lasting until 2031.

Upon entering, you are welcomed into a spacious reception room that serves as the perfect setting for relaxation or entertaining guests. The heart of this home is undoubtedly the kitchen, which boasts a modern and sleek design. It is equipped with contemporary fixtures and fittings, making it not only a functional space for cooking but also a stylish area to gather with family and friends.

The property features three well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, ensuring convenience and comfort for all residents.

Outside, the property benefits from parking for up to three vehicles, a rare find that adds to the overall appeal. The surrounding area of Barlborough is known for its friendly community and convenient access to local amenities, making it an ideal location for families and professionals alike.

In summary, this semi-detached house on Almond Avenue is a modern gem that combines stylish living with practicality. With its contemporary kitchen, spacious bedrooms, and ample parking, it presents an excellent opportunity for those looking to settle in a vibrant and welcoming neighbourhood.

Video tour available

Contact Pinewood Properties for more information or to book a viewing on 01246 810519





Living Room

14' 4" x 11' 11" (4.38m x 3.62m)

This welcoming living room offers a comfortable space to relax, featuring warm tones and soft lighting. The room benefits from a large window that fills the space with natural light, highlighting the stylish wall panelling and creating a cosy yet airy atmosphere. Its generous proportions make it ideal for both unwinding and entertaining guests.

Kitchen/Dining Room

9' 6" x 15' 0" (2.89m x 4.58m)

This well-equipped kitchen/dining room is designed for modern living, showcasing sleek cabinetry in a contemporary shade paired with light worktops and a practical tiled splashback. The kitchen includes built-in appliances and an induction hob, oven, fridge and freezer along with a washing machine, with a large window over the sink allowing ample daylight to fill the space. The dining area comfortably accommodates a table and chairs and is enhanced by glazed patio doors that open out to the rear garden, seamlessly blending indoor and outdoor living.

Bedroom 1

13' 4" x 8' 2" (4.07m x 2.50m)

The main bedroom is a peaceful retreat, with ample space for a double bed and various other bedroom furniture. The soft window treatments allow natural light to gently filter in, creating a warm and inviting space for rest and relaxation.

Bedroom 2





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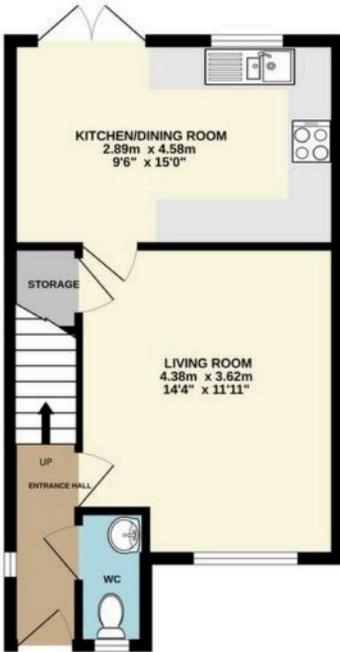
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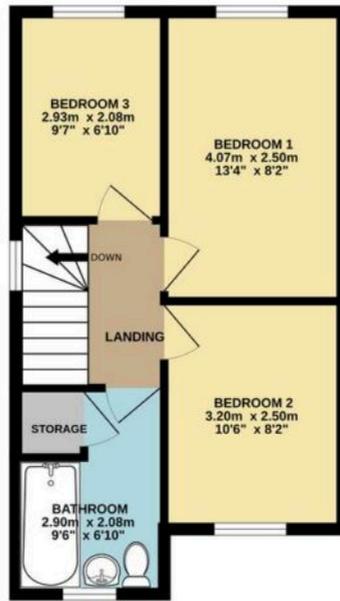
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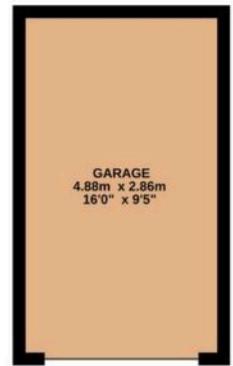
GROUND FLOOR
35.6 sq.m. (383 sq.ft.) approx.



1ST FLOOR
35.2 sq.m. (379 sq.ft.) approx.



DETACHED GARAGE
14.0 sq.m. (150 sq.ft.) approx.



TOTAL FLOOR AREA : 84.7 sq.m. (912 sq.ft.) 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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Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

