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THE ESTATE AGENT

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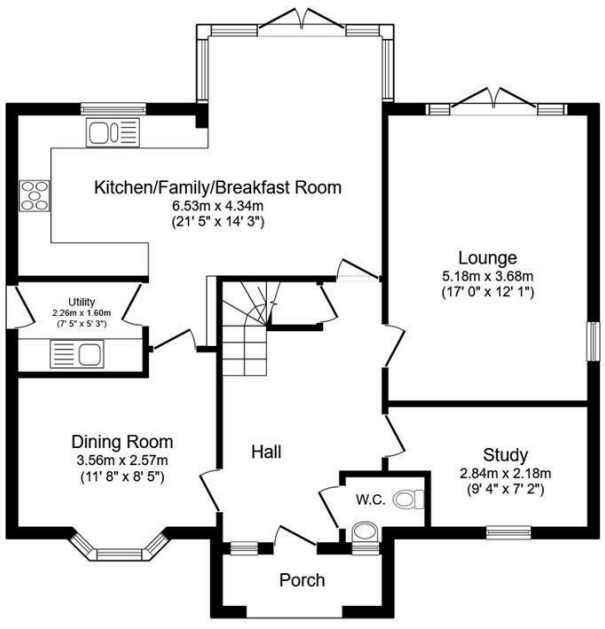
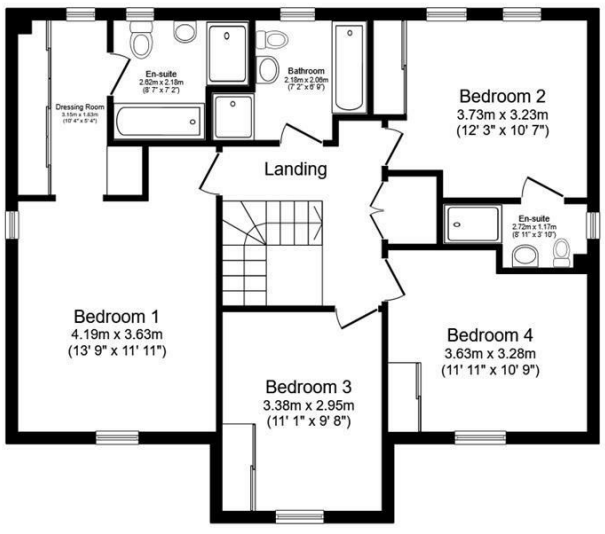


Ground Floor



First Floor

Total floor area: 167.2 sq.m. (1,799 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Tel: 01536 524475
www.chrisgeorgetheestateagent.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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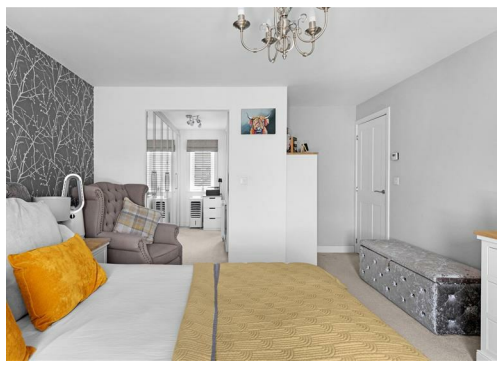
An incredible four-bedroom detached family home, built to David Wilson Homes' highly sought-after Winston design, situated on the desirable Hanwood Park development in Barton Seagrave. Offering spacious and versatile accommodation across two floors, this stunning family home benefits from four reception rooms, an impressive open-plan kitchen/breakfast/family room, utility room, four generous double bedrooms, with both the principal bedroom and bedroom two enjoying en-suite facilities Externally, the property boasts a private professionally landscaped rear garden, a detached double garage with electric doors, and extensive off-road parking for up to ten vehicles. Presented in true showroom condition throughout, this outstanding home must be viewed to be fully appreciated.

The property is entered via a welcoming and spacious entrance hall, providing access to a study and snug, together with the impressive lounge, which enjoys double doors opening onto the beautifully landscaped rear garden.

The heart of the home is the superb open-plan kitchen/breakfast/family room, fitted with an attractive range of modern eye and base level units, complementary roll-top work surfaces, integrated appliances and ample space for both family living and entertaining, access leads to the utility room.

To the first floor are four generously proportioned double bedrooms. The principal bedroom and bedroom two both benefit from attractive en-suite facilities, fitted with modern four-piece suites, while the remaining bedrooms are served by a well-appointed family bathroom.

COUNCIL TAX BAND: F
EPC:B



Lounge
16'11" x 12'0" (5.18m x 3.68m)

Dining Room
11'8" x 8'5" (3.56m x 2.57m)

Kitchen/Family/Breakfast Room
21'5" x 14'2" (6.53m x 4.34m)

Study
9'3" x 7'1" (2.84m x 2.18m)

Utility
7'4" x 5'2" (2.26m x 1.60m)

Bathroom
7'1" x 6'9" (2.18m x 2.06m)

En-Suite 1
8'11" x 3'10" (2.72m x 1.17m)

En-Suite 2
8'7" x 7'1" (2.62m x 2.18m)

Dressing Room
10'4" x 5'4" (3.15m x 1.64m)

Bedrrom 1
13'8" x 11'10" (4.19m x 3.63m)

Bedroom 2
12'2" x 10'7" (3.73m x 3.23m)

Bedroom 3
11'1" x 9'8" (3.38m x 2.95m)

Bedroom 4
11'10" x 10'9" (3.63m x 3.28m)