GUIDE PRICE £600,000

HOLBOURNE CLOSE, BARROW UPON

Nestled within the prestigious Holbourne Close in the sought-after Charnwood village of Barrow Upon Soar, this executive detached residence stands as a testament to timeless elegance and comfort. Boasting a prime location just a short stroll from the village centre and scenic river Soar walks, this property is the epitome of a tranquil yet convenient family haven. This is the perfect place to make your dream family forever home in a highly sought after Charnwood Village on the River Soar.

Approaching this residence, its curb appeal immediately captures attention. Set back from the road, a driveway to the left provides ample parking, leading to a pathway flanked by a laid lawn adorned with mature trees and shrubs. Welcoming you through a storm porch, the bright and airy hallway, with its double-height ceiling and original timber staircase, sets the tone for the entire home.

To the left of the hallway is a formal study, perfect for a home office or playroom. A recently refurbished downstairs W.C, with a low-level flush W.C and vanity wash hand basin, adds modern convenience. The formal lounge, located at the rear, exudes warmth with carpeted flooring, a feature fireplace, and sliding patio doors opening to the rear garden. French double doors seamlessly connect to the formal dining room, creating an ideal space for entertaining.

The refurbished kitchen is a chef's delight, featuring contemporary

handle-less wall and base units, a gas hob, eye-level oven, integrated dishwasher, and space for a fridge-freezer. A door leads to the utility room, equipped with storage cupboards, plumbing for a washing machine and dryer, and the modern Worcester Bosch gas central heating boiler.

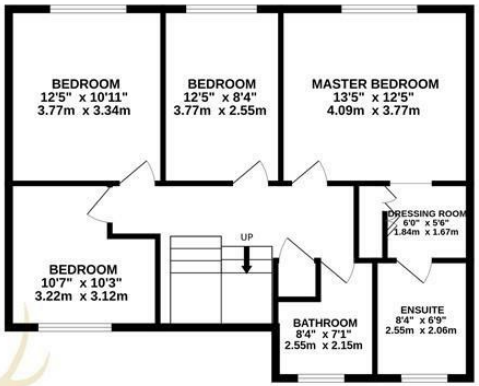
Ascending the original timber staircase, the first-floor landing is bathed in natural light. Four double bedrooms, each accommodating double beds and storage furniture, provide comfortable retreats. The family bathroom, fitted with a white three-piece suite, serves the additional bedrooms. The master suite is a luxurious haven, offering ample space for a super king bed, a dressing area with a vanity sink, and an ensuite bathroom with a fitted

panel bath and shower.

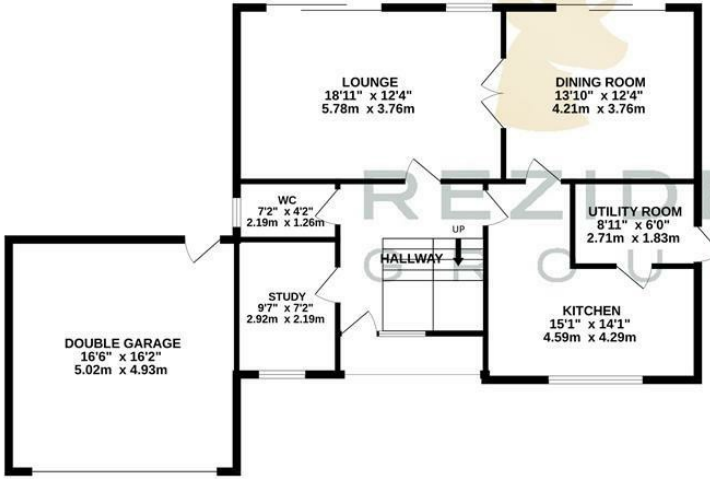
Externally, this residence enjoys an idyllic setting in a quiet cul-de-sac, a stone's throw from Barrow Upon Soar's village center. A generous driveway leads to the double garage, while the front garden features a laid lawn and mature trees. The rear gardens, landscaped with mature trees and a brick retaining wall, offer a private oasis for summer gatherings. This property is more than a home; it's a legacy of three decades of cherished family living

REZIDE
GROUP
PLOT PLAN FOR GUIDANCE ONLY

1ST FLOOR
790 sq.ft. (73.4 sq.m.) approx.



GROUND FLOOR
1125 sq.ft. (104.6 sq.m.) approx.



TOTAL FLOOR AREA : 1916 sq.ft. (178.0 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.
Made with Metropix ©2023