



18 Highfields, Barrow-Upon-Humber

£275,000 Freehold

• AN ATTRACTIVE DETACHED BUNGALOW • • NO UPWARD CHAIN • • QUIET CUL-DE-SAC LOCATION • • 2 RECEPTION ROOMS • • FITTED BREAKFAST KITCHEN & UTILITY ROOM & MASTER WC • • PRIVATE ENCLOSED LOW MAINTENANCE DOUBLE GARAGE • • VIEW VIA OUR

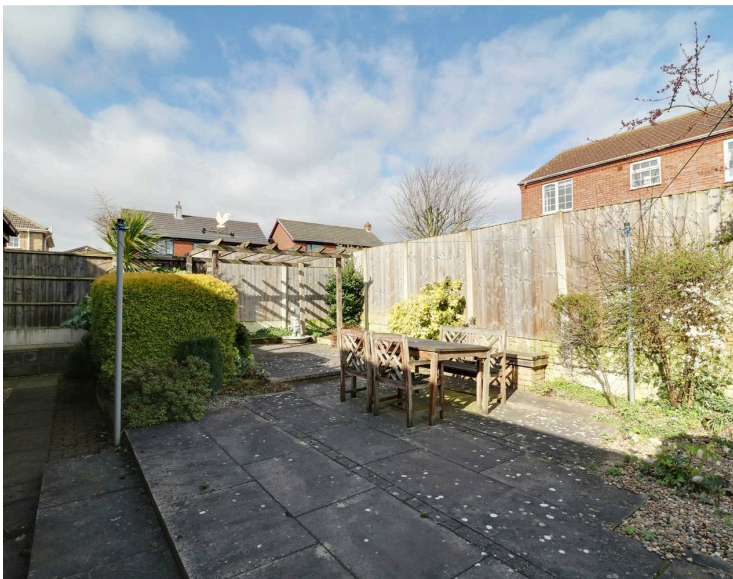


Modern 3-bed detached bungalow in quiet Barrow-Upon-Humber cul-de-sac. Double garage, ample parking, low maintenance garden, uPVC glazing, gas heating. No upward chain.

Council Tax band: D

Tenure: Freehold

- AN ATTRACTIVE DETACHED BUNGALOW
- NO UPWARD CHAIN
- QUIET CUL-DE-SAC LOCATION
- 2 RECEPTION ROOMS
- FITTED BREAKFAST KITCHEN & UTILITY ROOM
- 3 BEDROOMS MAIN FAMILY SHOWER ROOM & MASTER WC
- PRIVATE ENCLOSED LOW MAINTENANCE GARDEN
- FRONT DRIVEWAY & DETACHED DOUBLE GARAGE
- VIEW VIA OUR BARTON OFFICE





Central Entrance Hallway

Includes an attractive front composite entrance door with decorative inset glazing, wall to ceiling coving, a wall mounted alarmed keypad for the bungalow and an electronic thermostatic control for the central heating, wall to ceiling coving, has a built-in airing cupboard with inset shelving, loft access and allows access to;

Main Living Room

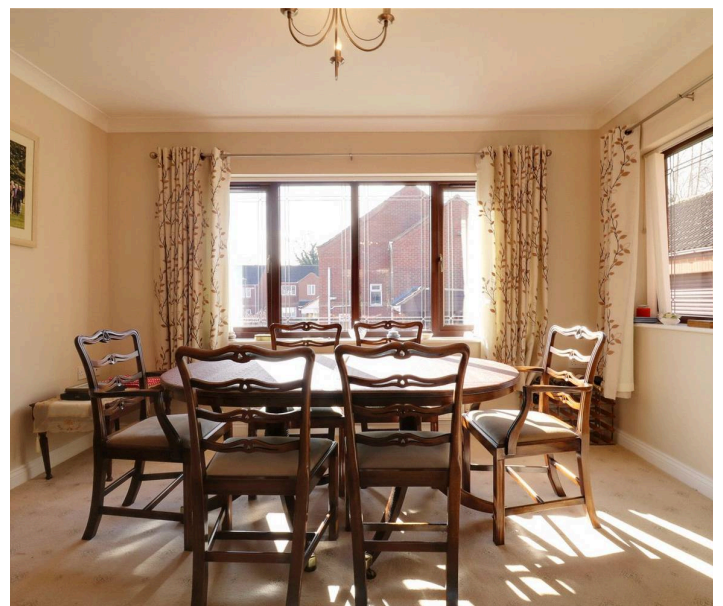
13' 1" x 17' 9" (3.99m x 5.41m)

With twin double glazed French doors allowing access to the rear garden, wall mounted vertical radiator in white, wall to ceiling coving, TV input and a feature pebble effect electric fireplace with quartz style hearth, surround and mantel, twin internal doors allow access off to;

Front Dining Room

12' 8" x 9' 1" (3.86m x 2.77m)

Including a dual aspect with front and side uPVC double glazed windows and wall to ceiling coving.





Utility Room

7' 3" x 6' 2" (2.21m x 1.88m)

With a rear uPVC double glazed door allowing access to the rear garden with adjoining double glazed window, patterned working top surface with low level and high level oak shaker style units with brushed aluminium style pull handles and a patterned working top surface with matching uprising incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, plumbing for a washing machine, space for a tumble dryer, cushioned flooring, a wall mounted Valliant gas combi boiler and extractor fan.

Breakfast Kitchen

8' 10" x 13' 8" (2.69m x 4.17m)

Benefiting from a dual aspect with front. The kitchen includes a range of oak shaker style low level units, drawer units and wall units with brushed aluminium style pull handles and a patterned working top surface with matching uprising and splash back incorporating a single stainless steel sink unit with block mixer tap and drainer to the side, five ring Neff gas hob with overhead canopied extractor fan, a Neff electric oven, plumbing for a washing machine and dishwasher, space for a tumble dryer, cushioned flooring, integral fridge and freezer, a wall mounted Valiant gas combi boiler, wall to ceiling coving and TV input.





Master Bedroom 1

12' 4" x 8' 11" (3.76m x 2.72m)

With a rear uPVC double glazed window, TV input, a bank of fitted wardrobes with sliding front doors in a pine effect and a door leading off to;

WC

5' 3" x 6' 2" (1.60m x 1.88m)

Has a rear uPVC double glazed window with frosted glazing, a low flush WC and a vanity wash hand basin with twin storage units beneath, partly tiled walls, cushioned flooring, a wall mounted towel heater in white and wall to ceiling coving.

Front Double Bedroom 2

11' 10" x 8' 10" (3.61m x 2.69m)

With a front uPVC double glazed window and wall to ceiling coving.

Front Bedroom 3

6' 11" x 8' 2" (2.11m x 2.49m)

With a front uPVC double glazed window, wall to ceiling coving and a built-in storage cupboard with inset shelving.





Main Shower Room

10' 2" x 6' 2" (3.10m x 1.88m)

With a rear uPVC double glazed window with frosted glazing and a three piece suite in white comprising a double walk-in shower cubicle with overhead chrome mains shower with glazed screen, a low flush WC and a rectangular wash hand basin, fully marbled style tiled walls, oak style vinyl flooring, a wall mounted white towel heater, wall to ceiling coving and inset spotlight with extractor fan.

Grounds

The property is positioned on a pleasant elevated corner plot within a quiet cul-de-sac and the front provides a broad block paved driveway which allows ample off street parking leading to the detached brick built double garage, a low maintenance gravelled top area with planted shrubs and small bushes, a flagged pathway allows access to the front entrance and to the sides of the bungalow. The rear of the bungalow is low maintenance with flagged patio seating areas, gravel topped borders, secure surrounding fencing, an overhead timber pergola area and two brick built outbuildings.

Double Garage

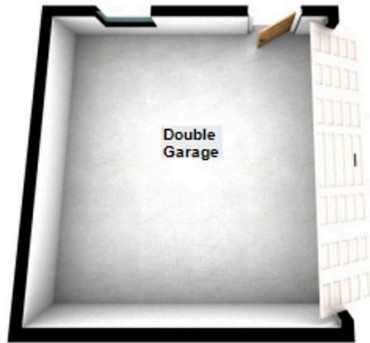
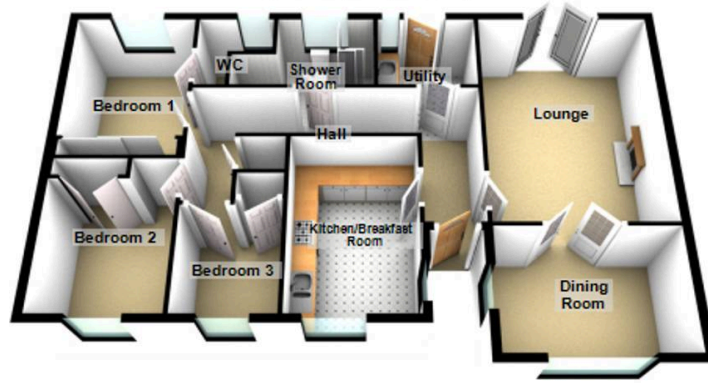
16' 4" x 16' 4" (4.98m x 4.98m)

Has an automatic front door, a side door and full power and lighting.



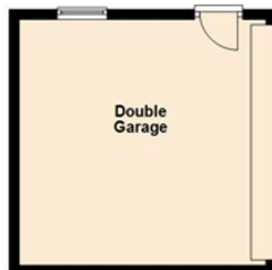


Ground Floor
Approx. 122.0 sq. metres (1313.2 sq. feet)



Total area: approx. 122.0 sq. metres (1313.2 sq. feet)

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