



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Viewing by appointment only

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A truly stunning three bedroom semi-detached family residence, situated within the popular and highly desirable Barton Hills development. Close to all amenities and priced to sell.

Ground Floor

Entrance Porch

Composite entrance door to front with outside light, double glazed window to side, Coir mat.

Inner Lobby

"Dog legged" stairs rising to first floor, door into under stairs cupboard (previously cloakroom), door into lounge, door into garage.

Lounge

15' 5" x 10' 9" (4.70m x 3.28m) Bay double glazed window to front, wall mounted feature gas fireplace with "living flame", radiator, wall light points, light oak wooden effect flooring, door into:

Kitchen/Breakfast Room

19' 3" x 8' 5" (5.87m x 2.57m) Kitchen Area - A range of base and wall mounted units and glass display cabinets with work surfaces over, 1.5 basin sink and drainer with mixer taps over and cupboard under, tiling to splashbacks, integrated dishwasher, integrated fridge, plumbing for washing machine, four ring gas hob with Bosch stainless steel double extractor hood over and Bosch split level double oven under, tiled effect flooring, double glazed window to rear.  
Breakfast Area - Sliding double glazed patio doors to rear, radiator, tiled effect flooring.



First Floor

Landing

Double glazed window to side, fitted carpet, access to loft which is part boarded with light and pull-down ladder, airing cupboard housing tank and shelving.

Bedroom One

13' 1" x 10' 7" (3.99m x 3.23m) Double glazed window to front, radiator, fitted carpet, built-in 'his and hers' wardrobes with hanging space.

Bedroom Two

10' 9" x 11' 0" (3.28m x 3.35m) Double glazed window to rear, radiator, fitted carpet, panelled door with chrome furnishings into cupboard with shelving.

Bedroom Three

9' 7" x 8' 4" (2.92m x 2.54m) Double glazed window to front, radiator, fitted carpet.

Bathroom

A newly fitted suite comprising of a panelled bath with separate power shower over, vanity unit wash hand basin, low level WC, a range of wall mounted cabinets, heated towel rail, vinyl flooring, double glazed window to rear.

Outside

Parking

Block paved off road parking for several cars.

Garage

Up and over door, power and light, area for fridge freezer and tumble dryer, under-lighting to exterior.

Rear Garden

Low maintenance garden with timber fencing to side and rear, pagoda, wooden decking area for seating, large patio area, shrubs and flower borders, outside tap.

