



1 Willow Gardens

BARROW-UPON-HUMBER, DN19 7SW



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FINEST

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Paul Fox Finest Department are delighted to present to the market an outstanding executive style family residence, discreetly situated within a prestigious development in the highly sought after village of Barrow-Upon-Humber. The individually designed property is set within secure, gated grounds offering immaculately presented and highly versatile living accommodation, thought ideal for a professional couple or growing family. The accommodation briefly comprises, central reception hallway, fine main living room, formal dining room, cloakroom, attractive fitted kitchen diner leading to a rear conservatory overlooking the garden. A handy utility room allows integral access to the double garage with an adjoining external garden room with WC provides an excellent space for entertaining in the summer months. To the first floor provides a spacious galleried landing with fitted storage leading off to five generous bedrooms. The master suite boasts its own four piece en-suite bathroom and twin built in storage cupboards. There is a further en-suite serving the second bedroom and a central main family bathroom completes the accommodation. The property is approached via a private driveway through electronically operated gates leading to a broad block laid driveway with direct access to the twin double garage. The front garden is predominantly laid to lawn with a row of small mature trees and a pleasant fully stocked side border. The block paved driveway allows access to the front entrance and private rear garden, which provides further beautifully kept landscaped grounds with an excellent patio area and a brick built outbuilding which could be utilised for a business opportunity.



Spacious Main Reception Hallway

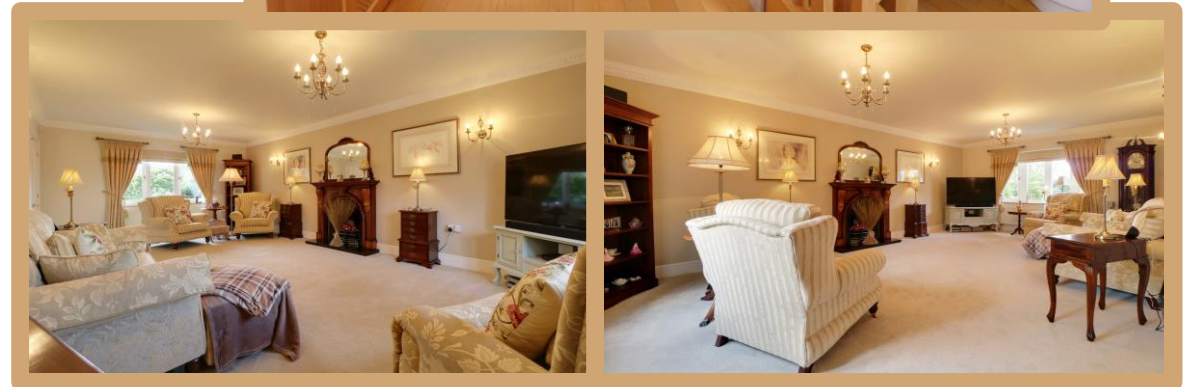
Measures approx. 5.4m x 2.77m (17' 9" x 9' 1"). With a front uPVC double glazed entrance door with inset patterned glazing with adjoining twin side lights with further decorative glazing, a side uPVC double glazed window, oak strip flooring, wall to ceiling coving, an oak dog legged staircase leads to the first floor accommodation with open spell balustrading and matching newel posts and internal doors leads off to a spacious built-in storage cupboard and a downstairs cloakroom.

Fine Main Living Room

Measures approx. 7.2m x 4.1m (23' 7" x 13' 5"). Providing a dual aspect with front and rear uPVC double glazed windows, wall to ceiling coving, TV input and a Victorian style gas fireplace with oak surround and mantel and marbled hearth and four double wall lights.

Dining Room

Measures approx. 3.02m x 3.8m (9' 11" x 12' 6"). Including a dual aspect with front and side uPVC double glazed windows, wall to ceiling coving and a double wall light.



Spacious Main Breakfast Kitchen



Measures approx. 5.87m x 3.96m (19' 3" x 13'). With a rear uPVC double glazed window and twin double glazed doors allows access to the garden. The kitchen includes a range of cream shaker style low level units, drawer units and wall units with undercounter lighting and two wall units having glazed fronts with decorative pull handles and a laminate working top surface incorporating a one and a half ceramic sink bowl unit with block mixer tap and drainer to the side with tiled splash backs, twin hot point low level electric ovens, a four ring corner gas hob with overhead canopied extractor fan with downlighting, an integral fridge freezer, wall to ceiling coving, inset ceiling spotlights, tiled flooring and TV input.

Utility Room

Measures approx. 4.1m x 2.36m (13' 5" x 7' 9"). With matching units to the kitchen with a laminate working top incorporating a one and a half ceramic sink bowl unit with block mixer tap and drainer to the side, a rear uPVC double glazed window with adjoining uPVC double glazed entrance door, wall to ceiling coving, plumbing for a washing machine, tiled flooring, wall mounted alarm keypad and integral access to the double garage.

Fine Main Galleried Landing

Measures approx. 2.77m x 6m (9' 1" X 19' 8"). Including a dual aspect with front and side uPVC double glazed window, wall to ceiling coving, two twin built-in storage cupboards, loft access and internal doors leads off to;

Master Bedroom 1

Measures approx. 4m x 4.1m (13' 1" x 13' 5"). With a front uPVC double glazed window, TV input, wall to ceiling coving, two twin built-in storage cupboards and an internal door allows access to;

Master En-Suite Bathroom

Measures approx. 4.1m x 2.4m (13' 5" x 7' 10"). With two rear uPVC double glazed windows providing a four piece suite comprising of a corner double walk-in shower cubicle with overhead chrome mains shower with glazed screen, a low flush WC, pedestal wash hand basin and a panelled bath, fully tiled walls, cushioned flooring and inset ceiling spotlights.

Front Double Bedroom 2

Measures approx. 3.7m x 3.38m (12' 2" x 11' 1"). With front uPVC double glazed window, wall to ceiling coving and an internal door allowing access off to;

En-Suite Bathroom

Measures approx. 2.16m x 3.4m (7' 1" x 11' 2"). With a rear uPVC double glazed with frosted glazing and a four piece suite comprising a single walk-in shower cubicle with overhead mains shower with glazed door and screen, a low flush WC, panelled bath and pedestal wash hand basin, fully tiled walls, oak herringbone style vinyl flooring, inset ceiling spotlights, wall to ceiling coving and extractor fan.

Front Double Bedroom 3

Measures approx. 3.5m x 3m (11' 6" x 9' 10"). Providing a dual aspect with front and side uPVC double glazed windows, TV input, wall to ceiling coving and two twin fitted storage cupboards.

Rear Bedroom 4

Measures approx. 2.84m x 3.4m (9' 4" x 11' 2"). With a rear uPVC double glazed window and wall to ceiling coving.

Rear Bedroom 5

Measures approx. 2.54m x 3.4m (8' 4" x 11' 2"). With a rear uPVC double glazed window and wall to ceiling coving.

Main Family Bathroom



Measures approx. 2.16m x 3.4m (7' 1" x 11' 2"). With a rear uPVC double glazed window with frosted glazing, a corner walk-in shower cubicle with curved glazed screen and twin sliding doors, a low flush WC, pedestal wash hand basin and a panelled bath, fully tiled walls, extractor fan and ceiling spotlights.

External Garden Room/Utility

Measures approx. 3.6m x 2.36m (11' 10" x 7' 9"). With a front uPVC double glazed entrance door with adjoining uPVC double glazed window low flush WC, wash hand basin and a working top surface with a single ceramic sink unit with block mixer tap and drainer to the side, tiled flooring.

Outbuilding

Measures approx. 2.7m x 6.3m (8' 10" x 20' 8"). The property benefits from a built pitched outbuilding with side uPVC double glazed entrance door, front and side uPVC double glazed windows and full power and lighting.

Double Garage

Measures approx. 7.6m x 5.7m (24' 11" x 18' 8"). With a side uPVC double glazed window and full power and lighting.

Grounds

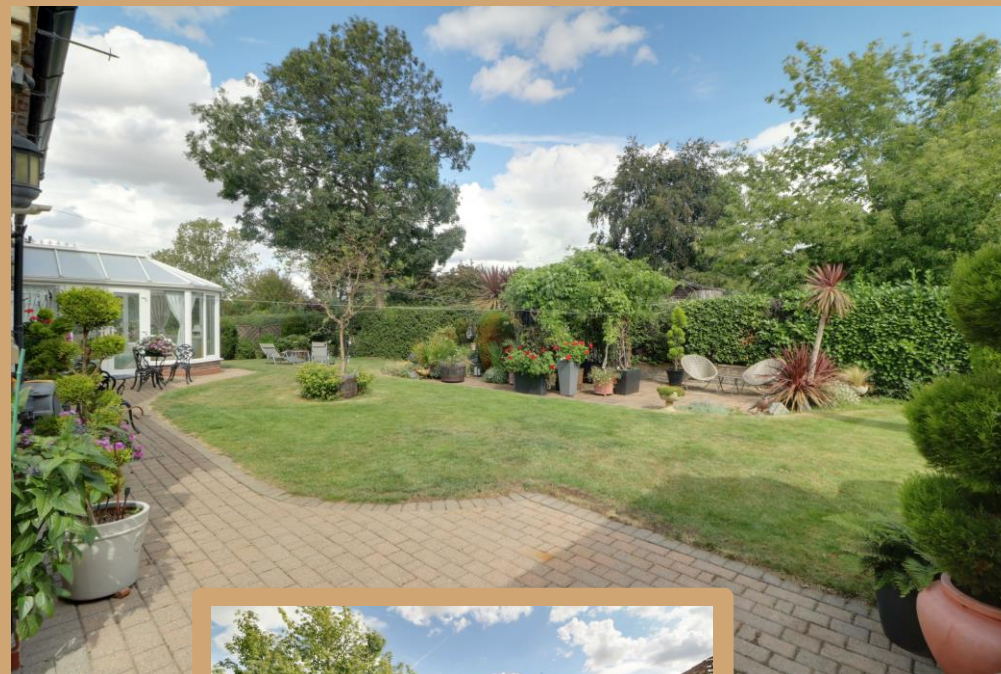
The property is approached by a private driveway through electronically operated gates leading to a broad block laid driveway which direct access to the twin double garage. The front garden is predominately laid to lawn with a row of small mature trees with a pleasant fully stocked side border. The block paved driveway allows access to the front entrance. The private rear garden enjoys beautifully kept landscaped gardens with an excellent patio entertaining area and a brick built outbuilding which can be utilised as potential business opportunities.



FLOORPLAN AND EPC



Total area: approx. 303.0 sq. metres (3261.3 sq. feet)



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**VIEWING STRICTLY
BY APPOINTMENT**

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