



## 12 Orchard Close, Barrow-Upon-Humber

£350,000

AN ATTRACTIVE INDIVIDUAL DETACHED HOME • HIGHLY SOUGHT AFTER RESIDENTIAL AREA • BEAUTIFUL PRIVATE SOUTH FACING GARDEN • 4 BEDROOMS • 2 RECEPTION ROOMS • STUNNING EXTENDED HIGH QUALITY BREAKFAST KITCHEN • MASTER EN-SUITE & MAIN FAMILY BATHROOM • SUPERB GARDEN ROOM/HOME OFFICE • FRONT DRIVEWAY & DETACHED GARAGE • VIEW VIA OUR BARTON OFFICE

Detached 4 bedroom dormer home in Barrow-upon-Humber with stylish kitchen, landscaped south-facing garden, garden room, garage, and ample parking.

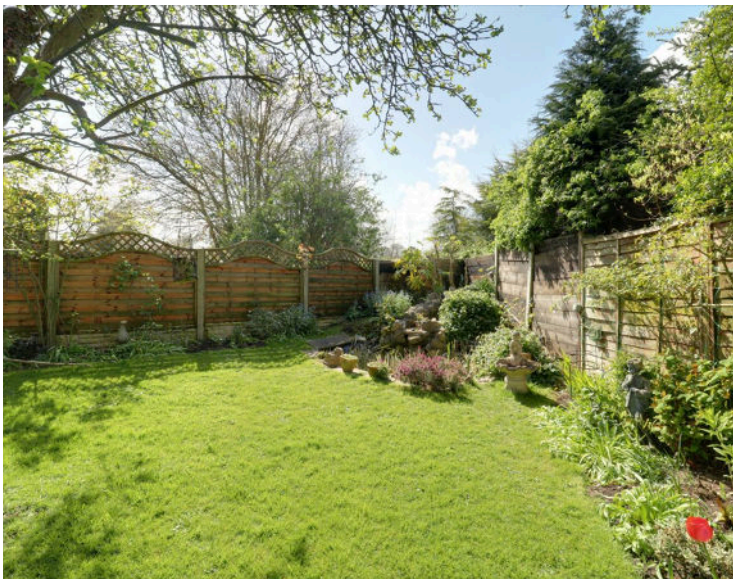
Move-in ready. Sought-after location.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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### **Front Entrance Hallway**

3' 7" x 5' 3" (1.10m x 1.60m)

Has an attractive front hardwood glazed entrance door with inset leaded glazing, oak strip flooring, wall to ceiling coving and doors leading through to;

### **Cloakroom**

Has a front uPVC double glazed window and a two piece suite comprising a low flush WC and a pedestal wash hand basin, wall to ceiling coving, a period style double column panelled radiator, part panelling to the walls and attractive vinyl flooring.

### **Spacious Flexible Dining Reception Room**

13' 5" x 19' 0" (4.10m x 5.80m)

Enjoying a multi aspect with two front uPVC double glazed windows and a side uPVC double glazed window, a dog legged staircase leads to the first floor accommodation with open spell balustrading and matching newel posts, continuation of oak flooring, two period style double column panelled radiators in gun metal grey, wall to ceiling coving and a feature gas coal effect fireplace with decorative surround and mantel and an internal door allows access off to;





### Stylish Open Plan Kitchen Breakfast Room

15' 9" x 13' 9" (4.80m x 4.20m)

With rear double glazed twin doors allowing access to the decked seating area with an adjoining sliding uPVC double glazed window and a Velux skylight. The kitchen includes an extensive range of stylish light shaker style low level units, drawer units and wall units with aluminium style pull handles with glazed fronts to the wall units with quartz working top services with ceramic tiled splash backs incorporating a single Belfast sink bowl unit with block mixer tap and drainer to the side, a Range Master double freestanding oven with five ring gas hob with overhead canopied extractor fan, space for a tall American style fridge freezer, plumbing for a washing machine and dishwasher, attractive Herringbone style vinyl flooring, ceiling spotlights, wall to ceiling coving and a central breakfast bar area with laminate working top with matching low level units.

### Main Living Room

15' 9" x 12' 6" (4.80m x 3.82m)

With a rear sliding uPVC double glazed door allowing access to the garden, a feature open Inglenook style fireplace with bricked backing with an open coal multi burning fire with quarry style tiled hearth, and oak beam with inset twin side uPVC double glazed windows with frosted glazing and oak beam, wall to ceiling coving and TV input.





### **First Floor Landing**

Provides loft access, built-in airing cupboard and internal doors allowing access off to;

### **Master Bedroom 1**

15' 1" x 7' 9" (4.60m x 2.35m)

With a side uPVC double glazed window, a built-in storage cupboard and doors leads through to;

### **En-Suite Shower Room**

6' 0" x 6' 7" (1.83m x 2.00m)

Has a three piece suite comprising of a walk-in shower cubicle with overhead Triton electric shower with tiled splash back, ceiling spotlight and folding glazed door, corner wash hand basin with tiled splash back and a low flush WC with cushioned flooring.

### **Rear Double Bedroom 2**

16' 0" x 10' 6" (4.87m x 3.20m)

With a rear uPVC double glazed window, TV input and a bank of fitted wardrobes.

### **Front Bedroom 3**

9' 3" x 9' 3" (2.82m x 2.82m)

With a front uPVC double glazed window and TV input.

### **Front Bedroom 4**

9' 2" x 9' 2" (2.80m x 2.80m)

Has a front uPVC double glazed and ceiling spotlights.





**Main Family Bathroom**

8' 5" x 8' 2" (2.56m x 2.50m)

With a rear uPVC double glazed window providing a four piece suite comprising of a freestanding rolled edge bath with tiled splash backs, low flush WC, pedestal wash hand basin and a walk-in shower cubicle with overhead chrome main shower with tiled splash backs, two double wall lights and a period style column double radiator.

**Grounds**

To the rear of the property provides a delightful private enclosed mature lawned garden with fully planted borders, surround secure fencing, an impressive raised decked seating area being fully enclosed with a secure side gate. To the front of the property provides a hard standing driveway allowing off street parking for numerous vehicles down to a detached brick built garage and a well kept lawned garden with planted borders and secure fencing.

**Garage**

9' 5" x 19' 0" (2.86m x 5.80m)

Has a side window, an up and over door and full power and lighting.

**Garden Room/Home Office**

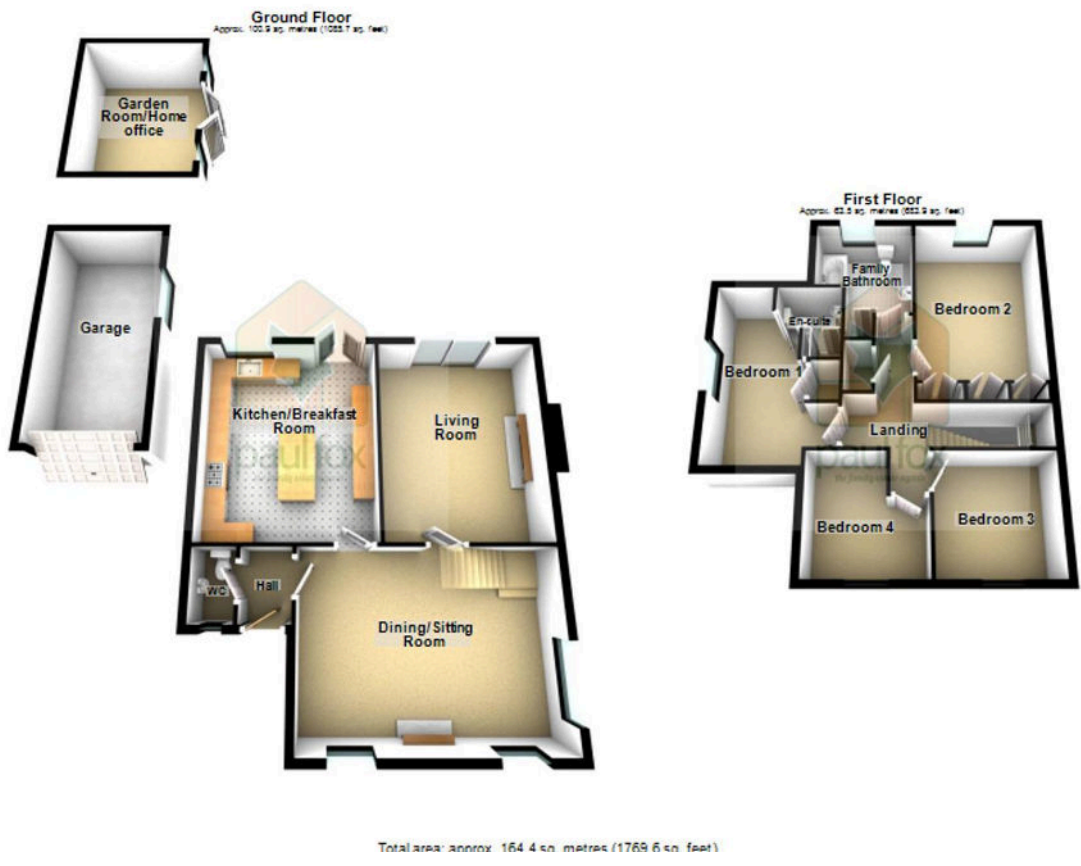
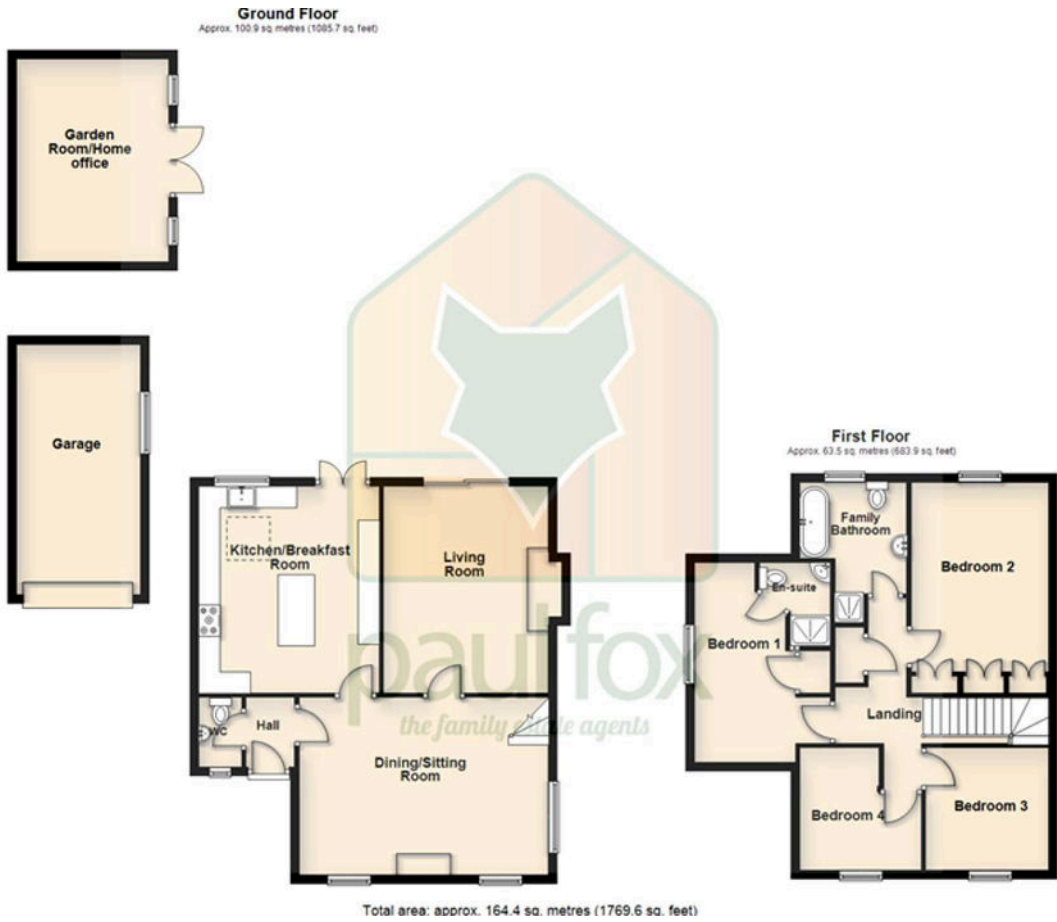
11' 10" x 15' 7" (3.60m x 4.74m)

Has full power and lighting, surrounding windows and twin hardwood doors.









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