



1 Barnside, Hibaldstow

£450,000 Freehold

A FINE EXECUTIVE DETACHED FAMILY HOME • REAR DRIVEWAY & DOUBLE GARAGE • BEAUTIFUL OUTLOOK OVER THE VILLAGE CHURCH • ACCOMMODATION ARRANGED (IMPRESSIVE OPEN PLAN LIVING KITCHEN • 5 BEDROOMS WITH GARDENS ENJOYING A SOUTH WESTERLY ASPECT • VIEWING IS TAX BAND; E. EPC RATING



paul fox
the family estate agents

Spacious modern 5-bed detached home over 3 floors with open-plan kitchen, 3 baths, private gardens, garage, and parking. Ideal for families or professionals. Early viewing recommended.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

Double Glazing

uPVC double glazed windows and composite entrance doors.

Central Heating

Modern gas fired central heating system to radiators.

- A FINE EXECUTIVE DETACHED FAMILY HOME
- REAR DRIVEWAY & DOUBLE GARAGE
- BEAUTIFUL OUTLOOK OVER THE VILLAGE CHURCH
- ACCOMMODATION ARRANGED OVER 3 FLOORS APPROACHING 1900 SQ FT
- IMPRESSIVE OPEN PLAN LIVING KITCHEN
- 5 BEDROOMS WITH A MASTER EN-SUITE
- PRIVATE ENCLOSED GARDENS ENJOYING A SOUTH WESTERLY ASPECT
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE
- COUNCIL TAX BAND; E. EPC RATING; B





Entrance Hall

7' 10" x 6' 8" (2.40m x 2.03m)

With front composite double glazed entrance door with patterned and leaded glazing, front uPVC double glazed window with quality fitted shutter, return staircase leads to the first floor accommodation with open spell balustrading, attractive wooden style tiled flooring with underfloor heating, doors through to the kitchen and to a cloakroom.

Cloakroom

3' 5" x 6' 8" (1.03m x 2.03m)

Provides a two piece suite in white comprising a low flush WC, vanity wash hand basin and continuation of tiled flooring with underfloor heating.





Impressive Central Kitchen

18' 3" x 12' 6" (5.57m x 3.82m)

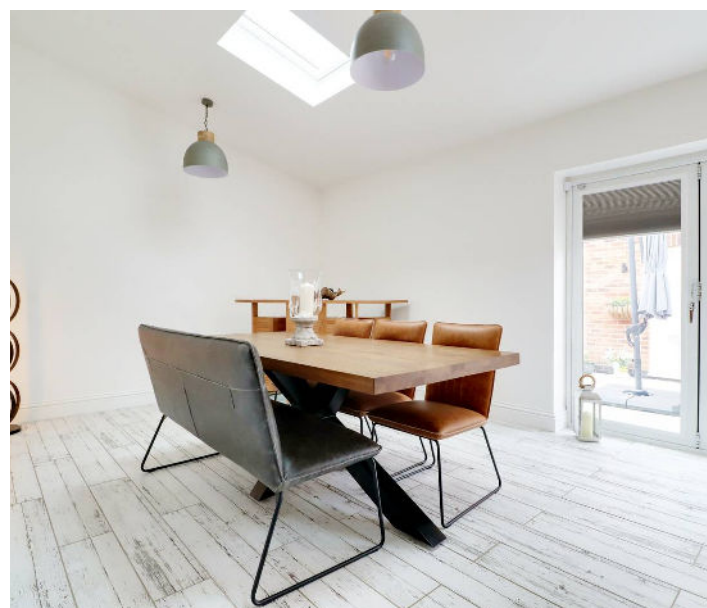
With side uPVC double glazed window with quality fitted shutters. The kitchen enjoys an extensive range of shaker style furniture with brushed aluminium style cupped pull handles with complementary quartz top that incorporates a double Belfast ceramic sink unit with drainer to the side and central block mixer tap, eye level oven and microwave and central breakfasting island that incorporates an electric induction hob, space for an American style fridge freezer, an integral dishwasher, matching tiled flooring with underfloor heating and a broad opening through to lounge/dining room and internal French glazed doors leads through to the formal dining room.



Sitting/Dining Room

27' 3" x 11' 9" (8.30m x 3.58m)

With four pane bi folding door with fitted blinds leading to the garden, three double glazed roof lights and matching tiled flooring with underfloor heating.





Utility/Side Entrance

6' 4" x 6' 8" (1.93m x 2.04m)

Enjoys a front uPVC double glazed window with quality fitted shutters, side composite double glazed entrance door with inset glazing, shaker style base units with brushed aluminium style cupped pull handles with an above patterned wooden style worktop with plumbing for a washing machine and tiled flooring with underfloor heating.

Formal Living Room

12' 8" x 19' 10" (3.85m x 6.05m)

Enjoys a dual aspect with front and side uPVC double glazed windows with fitted shutters, handsome gas fired cast iron stove with granite hearth, inset tiled chamber with wooden mantel, TV point and underfloor heating.



First Floor Landing

7' 1" x 13' 5" (2.17m x 4.10m)

Front uPVC double glazed window, large built-in storage cupboard and doors to;

Master Bedroom 1

10' 10" x 13' 5" (3.30m x 4.10m)

Front uPVC double glazed window, TV point and doors through to;





En-Suite Shower Room

8' 9" x 6' 1" (2.67m x 1.85m)

Rear uPVC double glazed window with obscured glazing, modern suite in white comprises a vanity wash hand basin, large walk-in shower with overhead mains shower and glazed screen, french tiled flooring and part tiling to walls of a marbled effect with large chrome towel rail.

Front Double Bedroom 2

12' 7" x 9' 5" (3.83m x 2.88m)

Front uPVC double glazed window enjoying pleasant views across over the church.

Rear Bedroom 3

12' 6" x 5' 11" (3.82m x 1.80m)

Rear uPVC double glazed window.

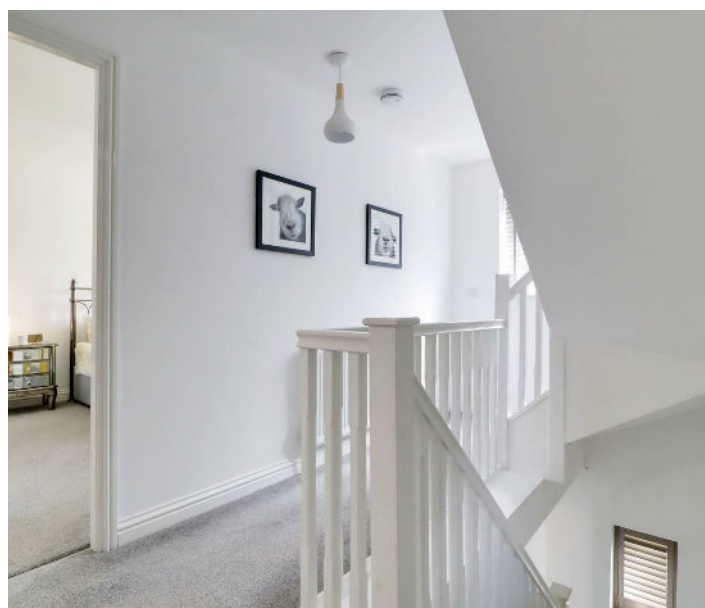
Stylish Family Bathroom

9' 1" x 6' 0" (2.78m x 1.82m)

Rear uPVC double glazed window with obscured glazing, modern suite in white comprises a low flush WC, adjoining vanity wash hand basin, panelled bath, walk-in shower cubicle with electric shower and glazed screen, tiled flooring, slate tiled walls and a large fitted chrome towel rail.

Second Floor Landing

Large rear Velux double glazed roof light and doors off to;





Double Bedroom 4

14' 7" x 10' 4" (4.45m x 3.15m)

Has a dual aspect with front and side uPVC double glazed window and rear double glazed Velux roof light and large eaves storage area.

Double Bedroom 5

12' 9" x 10' 4" (3.89m x 3.16m)

Has a dual aspect with front and side uPVC double glazed window and rear double glazed Velux roof light and large eaves storage area.

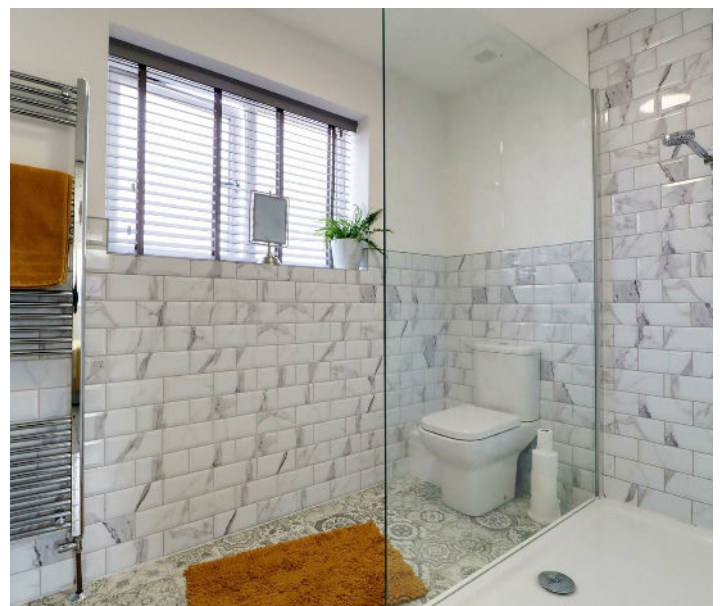
Grounds

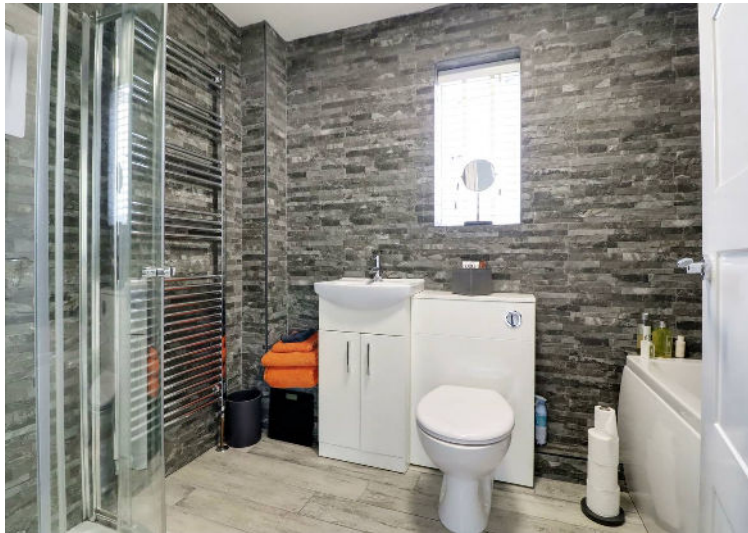
The property sits slightly elevated on its plot with shaped front lawns with surrounding box hedging and ramped concrete laid pathway leading to the sheltered front entrance door. Access is available to the side leading to a double width block paved driveway allowing parking for numerous vehicles and access to the garage and with gated access leading into the rear garden.

Double Garage

18' 9" x 19' 10" (5.72m x 6.05m)

The property enjoys the benefit of a substantial brick and block built detached garage with electric roller remote operated front door, side uPVC double glazed door with adjoining side light leads into the garden, internal power and lighting and fixed staircase leads through through to a loft storage space which could easily be converted into a home office.









Total area: approx. 210.2 sq. metres (2262.7 sq. feet)

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