



Stonelea, Barkisland, HX4 0HD
£350,000

E&H Edkins Holmes
ESTATE AGENTS

An immaculately presented, four bedroom family home situated on this popular residential development in the heart of Barkisland village. Having been extended by the current owner to create a spacious and contemporary executive property with a well proportioned living/dining kitchen plus separate lounge. The garage has been converted to create a useful additional space currently utilised as a home office but could create a gym, cinema room or garden bar!

The accommodation, in brief, comprises: Entrance hall, lounge and living/dining room open plan to breakfast kitchen to the ground floor. On the first floor is the master bedroom with en-suite plus three additional double bedrooms and the house bathroom. Externally there is parking for three cars, an artificial lawn gardens to the front and side of the property and two low maintenance patio gardens to the rear of the property.



Entrance Hall

Designer radiator. UPVC double glazed front door.

Lounge 14'1" plus bay x 13'2" (4.307 plus bay x 4.017)

Two radiators. UPVC double glazed bay window to front elevation.

Living/Dining Room 23'10" x 8'6" (7.276 x 2.612)

OPEN PLAN TO BREAKFAST KITCHEN

Tiled flooring with underfloor heating. Two designer radiators. UPVC double glazed window to rear elevation. UPVC double glazed French doors with Juliette balcony to the front elevation.

Breakfast Kitchen 19'3" x 16'10" (5.877 x 5.136)

Stylish fitted kitchen with a wide range of gloss wall, base and floor to ceiling units. Quartz worksurfaces, breakfast bar and upstands. Single bowl, stainless steel undercounter sink. Plumbing for washing machine. Integrated fridge freezer and dishwasher. Dual fuel range cooker (available by separate negotiation). Understairs cupboard. Tiled floor with underfloor heating. Ceiling spotlights. Designer radiator. Two UPVC double glazed windows to side elevations and two UPVC double glazed windows to rear elevation. Two UPVC double glazed doors to rear access.

Landing

Stairs from entrance hall. Airing cupboard. Loft access (loft part boarded with lights and sockets).

Master Bedroom 11'5" x 9'4" (3.485 x 2.856)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

En-Suite

White three piece suite comprising shower cubicle, wash hand basin and WC. Fully tiled. Chrome towel radiator. Extractor fan. Ceiling spotlights. UPVC double glazed window to side elevation.

Bedroom Two 16'0" max x 11'10" narrowing to 8'0" (4.898 max x 3.621 narrowing to 2.450)

Fitted wardrobes. Two radiators. Two UPVC double glazed windows to front elevation.

Bedroom Three 9'4" x 9'3" (2.850 x 2.824)

Fitted wardrobe. Radiator. UPVC double glazed window to rear elevation.

Bedroom Four 11'7" x 8'6" (3.542 x 2.607)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

House Bathroom

Modern three piece suite comprising bath with wall mounted mixer tap and shower over, vanity wash hand basin and WC. Travertine wall and floor tiles with underfloor heating. Extractor fan. Chrome towel radiator. Ceiling spotlights. UPVC double glazed window to rear elevation.

Converted Garage 13'9" x 10'3" (4.216 x 3.136)

Currently utilised as a home office. Power and light. UPVC double glazed window to side elevation. UPVC double glazed door.

Under House Storage 24'7" x 8'0" (7.512 x 2.439)

Power and light. Vent for tumble dryer. Boiler (with full service history).

Parking

There is driveway parking for one car with additional gravel parking for two cars to the side of the property.

Front Garden

Artificial lawned gardens to the front and side of the property.

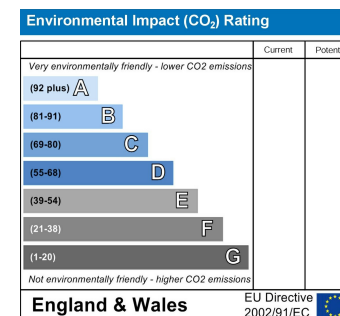
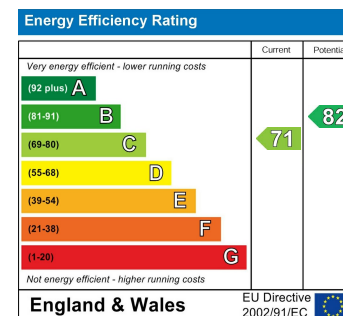
Rear Garden

Two low maintenance patio gardens with raised flower beds to the rear of the property.

Disclaimer

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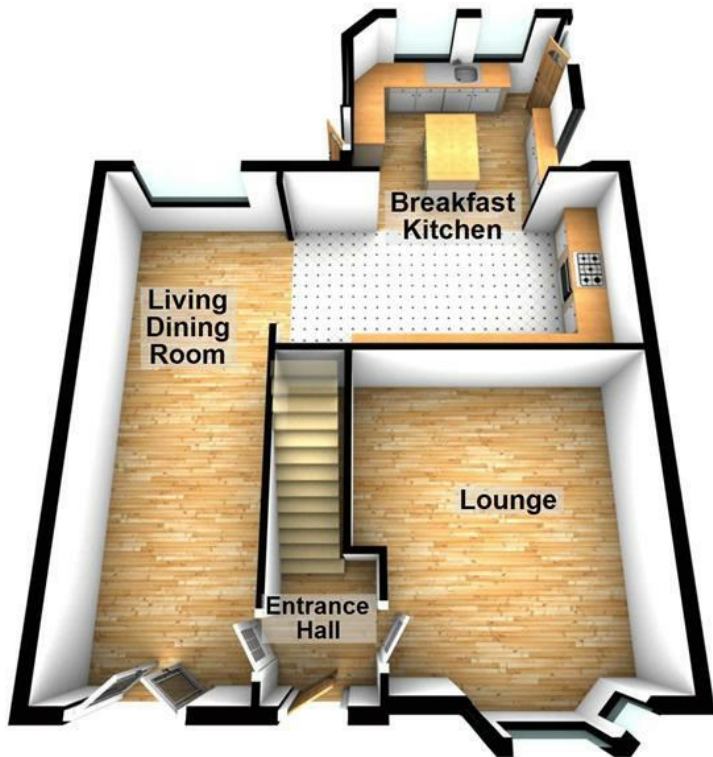
property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.







Ground Floor



First Floor



This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.
Plan produced using PlanUp.