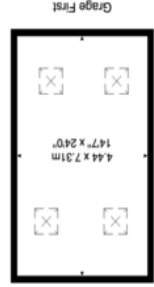
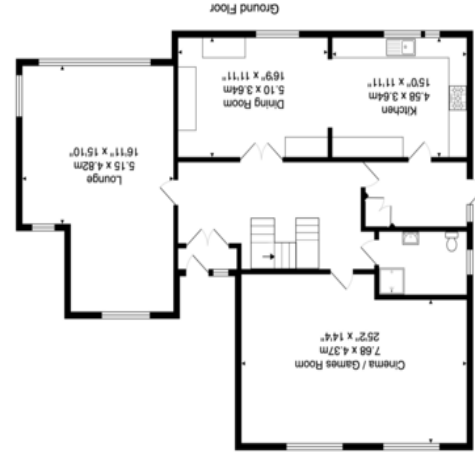


Score	Energy rating	Potential
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
		73   c
		80   c



Total Area: 274.0 m<sup>2</sup> ... 2950 ft<sup>2</sup> (excluding balcony, garage)  
All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or the Property Solutions Ltd as to the exact measurements of the rooms.  
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**BARKERS**  
*Select Collection*

**5 Moorhouse Drive**

Birkenshaw, BD11 2BB

**Guide Price £795,000**

- EXECUTIVE DETACHED
- SUBSTANTIAL SOUTH/WEST FACING PLOT
- LANDSCAPED GARDENS
- GATED DRIVEWAY & DOUBLE GARAGE
- MODERN KITCHEN
- THREE RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS
- THREE BATHROOMS
- HIGH SPECIFICATION FINISH



# Full Description

## DESCRIPTION

Occupying an impressive South/West facing gated plot is this stunning executive detached family home situated in an enviable position in this highly sought after location in Birkenshaw. No expense has been spared on the high specification, stylish finish of this property which must be viewed to be appreciated. This beautiful home is situated within easy reach of excellent local schools, shops, amenities and juts minutes from junctions 26 and 27 making it ideal for commuters. The spacious accommodation briefly comprises: Entrance porch, reception hall, lounge with study area, dining room, modern kitchen, games room/sitting room, ground floor bathroom/utility room, galleried landing, superb master bedroom with views over the rear gardens and access to an en-suite shower room, three further double bedrooms and luxury family bathroom. Externally the property is accessed via electrically operated gates with lead to a sweeping driveway offering ample private parking. There are generous landscaped gardens to the front and rear offering ample space for entertaining and a detached double garage.

## ENTRANCE PORCH

A part glazed uPVC door leads into the entrance porch which has part glazed double oak doors leading into the reception hall.

## RECEPTION HALL

The spacious reception has doors leading to all ground floor accommodation and a staircase leads up to the galleried landing. There are inset spotlights to the ceiling and feature wall lights.

## LOUNGE

16' 11" x 15' 10" (5.16m x 4.83m)

Featuring a modern built-in living flame gas fire, inset spotlights to the ceiling and sliding patio doors lead out to the rear garden. There is also a useful study area.

## GAMES ROOM/SITTING ROOM

25' 2" x 14' 4" (7.67m x 4.37m)

Currently used as a games/cinema room and has oak flooring, inset spotlights to the ceiling and a built-in bar with fridges.

## DINING ROOM

16' 9" x 11' 11" (5.11m x 3.63m)

Featuring a built-in display unit with illuminated glass display cabinets, double wine cooler and a granite work surface area. Tiled flooring, inset spotlights to the ceiling and sliding patio doors lead to the rear garden. An archway leads to the kitchen.

## KITCHEN

15' 0" x 11' 11" (4.57m x 3.63m)

Fitted with a superb range of quality wall and base units with complementary granite work surfaces and a stainless steel sink with mixer tap. There are a range of integrated appliances including two electric ovens, steamer, microwave, two hot plate drawers, three hobs including two induction hobs and one gas and the addition of a built in griddle and pop up extractor. There is also an integrated dishwasher, washing machine and the freestanding fridge and freezer will be included in the sale.

## GROUND FLOOR BATHROOM/UTILITY

Fitted with a two piece white suite which comprises of a W.C. and wash basin inset into a vanity unit. Floor tiling, heated chrome towel rail and inset spotlights to the ceiling. The washing machine and dryer will be included in the sale.

## SIDE ENTRANCE HALL

With floor tiling, feature radiator, inset spotlights to the ceiling and a built-in storage cupboard. A part glazed door leads out to the side elevation.

## GALLERIED LANDING

Featuring a velux window, inset spotlights to the ceiling and doors lead to four double bedrooms and the luxury family bathroom.

## MASTER BEDROOM

17' 3" x 15' 6" (5.26m x 4.72m)

This spacious double room has dual aspect windows giving an abundance of natural light and enjoys a beautiful view over the rear garden. There is an impressive range of fitted furniture which includes wardrobes, drawers, dressing table, head board and bedside cabinets. There are two feature vertical radiators and sliding doors leads out to the undercover balcony area. A door leads to the en-suite shower room.



## EN-SUITE SHOWER ROOM

Fitted with a luxury three piece white suite which comprises of his and her's wash basins inset into a vanity unit, corner shower enclosure and W.C. There is a velux window, tiled walls and flooring, inset spotlights to the ceiling and a heated chrome towel radiator.

## BEDROOM TWO

20' 8" x 15' 11" (6.3m x 4.85m)

Spacious double room with two velux windows and access to useful under eaves storage.

## BEDROOM THREE

15' 0" x 10' 0" (4.57m x 3.05m)

Double room overlooking the rear garden.

## BEDROOM FOUR

10' 1" x 10' 1" (3.07m x 3.07m)

Double room overlooking the rear garden.

## LUXURY FAMILY BATHROOM

Fitted with a four piece suite which comprises of a steam cabinet, Jacuzzi bath, W.C. and a wash basin. Tiled walls and flooring, chrome heated towel radiator and wall mounted storage cupboards.

## EXTERIOR

The property occupies a substantial plot which is accessed via electrically operated gates with an intercom entry system and leads to a sweeping driveway which extends from the front of the property down to the detached garage at the rear and offers ample private parking. The detached garage has power and light and has a staircase giving access to a first floor area. This space could be converted to offer a teenage/granny annex or to allow for those working from home subject to the necessary consents.

The front garden is landscaped with lawned areas and a large selection of mature trees and shrubs.

The South/West facing rear garden enjoys sun throughout the day and is landscaped with a large lawned area, garden pond, a slate paved patio area and a large selection of mature trees and shrubs. This beautiful, well-manicured space offers the ideal place for entertaining and al fresco dining.

