



Barbridge Road
Water Hayes, ST5 7SB

- A STUNNING DETACHED HOUSE
- CHIC PRESENTATION THROUGHOUT
- FOUR BEDROOMS
- LOUNGE, DINING ROOM
- BEAUTIFUL CONSERVATORY
- KITCHEN, UTILITY, CLOAKS/WC
- 1ST FLOOR SHOWER ROOM & ENSUITE
- BEAUTIFUL REAR GARDEN

£305,000





Property Description

INTRO

At Barbridge Road, a truly superb detached FOUR BED family home for sale with a chic presentation throughout! This sublime property boasts everything to a stunning standard, comprising; entrance hall, cloaks/w.c, dining room, kitchen with utility off, lounge, conservatory, four bedrooms, and a shower room and ensuite. The front is well presented with a garden area, and block paved driveway with parking for several vehicles. The rear garden is wonderfully landscaped, with high quality astro turf, indian stone and paved areas. Integral garage. UPVC double glazing and gas central heating from a gas combi boiler, just over a year old. Sitting at the head of the cul de sac, in a lovely quiet location but so local to great road links and amenities nearby. Don't wait around for this one!

DIRECTIONS

Please use postcode ST5 7SB for Sat Nav/Google Maps. From Cedar Road, turn right into Barbridge Road. Proceed to the end of the street, where the property can be found on the left hand side, as identified by our For Sale board.



ACCOMMODATION

ENTRANCE HALL

12' 3" x 3' 7" (3.73m x 1.09m)

An L shaped entrance hall, with composite front entrance door. Tiled flooring, radiator. Staircase to the first floor, with useful understairs half cupboard. Coving to the ceiling.

CLOAKS/W.C

7' 7" x 3' 5" (2.31m x 1.04m) max

Low level W.C, wash hand basin with vanity cupboard. Tiled walls and flooring. Opaque window to the front. Radiator. Spotlights to the ceiling.



DINING ROOM

11' 3" x 9' 3" (3.43m x 2.82m)

Window to the front, radiator. Laminate flooring. Coving to the ceiling.

KITCHEN

12' 10" max x 9' 7" (3.91m x 2.92m)

A lovely kitchen suite with base and wall mounted cupboard units, with worksurfaces over. Single drainer sink unit. Integrated tall fridge/freezer, and integrated Electrolux dishwasher. Electric Creda oven/grill and Fagor electric hob, with extractor above. Window to the rear, radiator. Spotlights to the ceiling. Tiled floor. Splash back tiling. Open arch to:



UTILITY

6' 2" x 5' 4" (1.88m x 1.63m)

Base cupboard, and wall mounted cupboards, with worksurface and single drainer sink unit. Space and plumbing for a washing machine, and space for a dryer. Tiled floor. Radiator. Spotlights to the ceiling. Composite Stable door to the side/rear garden.

LOUNGE

14' 1" x 13' 1" (4.29m x 3.99m)

A well presented living room, with grey composite sliding doors (7'7 wide) to the Conservatory. Gas fire with feature marble surround. Karndean flooring. Radiator. Coving to the ceiling.



CONSERVATORY

12' 7" x 11' 5" (3.84m x 3.48m)

A UPVC and dwarf wall conservatory with double patio doors to the rear garden. Laminate flooring. Fitted blinds. Two electric Consort radiators.



FIRST FLOOR LANDING

Door to useful store cupboard. Access to the loft via a pull down ladder. The loft is insulated and has part boarding.

BEDROOM ONE

13' 9" x 12' 11" (4.19m x 3.94m) max

Window to the front, radiator. Space for wardrobes. Alcove area. Coving to the ceiling.

ENSUITE

5' 9" x 5' 8" (1.75m x 1.73m)

A nicely updated ensuite with enclosed shower cubicle and electric Triton shower. Low level W.C and wash hand basin combined with vanity cupboards. Mirrored vanity cabinet. Tiled walls and flooring. Opaque window to the front. Chrome towel radiator. Extractor fan. Spotlights to the ceiling.



BEDROOM TWO

11' x 10' 3" (3.35m x 3.12m)

Window to the rear, radiator. Inbuilt wardrobes.

BEDROOM THREE

11' 4" x 7' 9" (3.45m x 2.36m)

Window to the front, radiator. Alcove. Inbuilt wardrobes.

BEDROOM FOUR

9' 5" x 7' 9" (2.87m x 2.36m)

Window to the rear, radiator. Inbuilt wardrobes.



SHOWER ROOM

8' 2" x 6' 5" (2.49m x 1.96m)

A nicely updated shower room with enclosed shower cubicle and mains pressured shower. Low level W.C, wash hand basin. Tiled walls and flooring. Chrome towel radiator. Spotlights to the ceiling. Extractor fan. Opaque window to the rear.

EXTERNALLY

FRONTAGE

A beautifully featured entrance, with small laid to lawn area and shrubs and pebbled border. Tall standing electric lamp post. A block paved driveway provides parking for multiple vehicles. Side access to the rear garden from both sides of the property.

GARAGE

15' 5" x 7' 5" (4.7m x 2.26m)

Access only via the front up and over door. Power and lighting. Wall mounted Baxi 800 gas combi boiler, fitted approx 1 year ago, and serviced up to date. Electric consumer unit.





REAR GARDEN

A stunning south facing and private rear garden attracting the sun throughout the day. High quality astro turf area, with Indian stone section, and further paved areas. Surrounded by pleasant shrub borders and enclosed with fencing. Has to be seen to be fully appreciated!

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

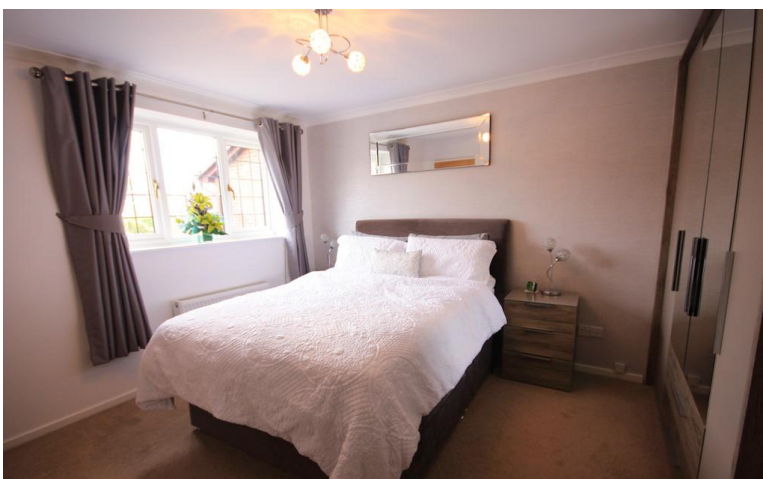


VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Newcastle Borough Council.



COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: 77C Potential: 87B







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
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