



## Asking Price £525,000

**Park Hill Drive, Aylestone, Leicester, LE2 8HS**

- Stunning Detached Property
- Two Reception Rooms
- Primary Bedroom with Walk-in Wardrobe
- Freehold, EPC C & Council Tax D
- Block Paved Driveway With Electric Gates & Garage
- Stylish Fitted Kitchen & Living area
- Five Family Bedrooms
- Three Bath & Shower Suites
- Immaculate Landscaped Garden
- Early Viewing Highly Recommended



We are pleased to offer an **EXTENDED FIVE BEDROOM DETACHED PROPERTY** situated on Park Hill Drive in the sought after city suburb of Aylestone, being well served for renowned local schooling, City hospitals, both Universities, the City Centre and an array of everyday local amenities. The accommodation briefly comprises, entrance way, open plan kitchen living room complete with oak staircase to upper level, dual aspect spacious lounge, bedroom four (or reception room), g/f shower room, utility and bedroom five. To the first floor are three further bedrooms, the primary bedroom is complete with en-suite & walk-in wardrobe and there is a separate four piece family bathroom suite. To the rear is an immaculately landscaped garden, to the front is a gated in/out block paved designed driveway with parking comfortably for four cars and separate spacious garage. **EARLY VIEWING ADVISED. CALL BARKERS ON 0116 2709394.**



**DUAL ASPECT LOUNGE**  
**25 x 12'11 (7.62m x 3.94m)**

Featuring double glazed bay window to front elevation and double glazed French doors extending to rear garden, ceiling coving with led lighting and spotlights, media wall and glazed oak internal doors double doors leading to:



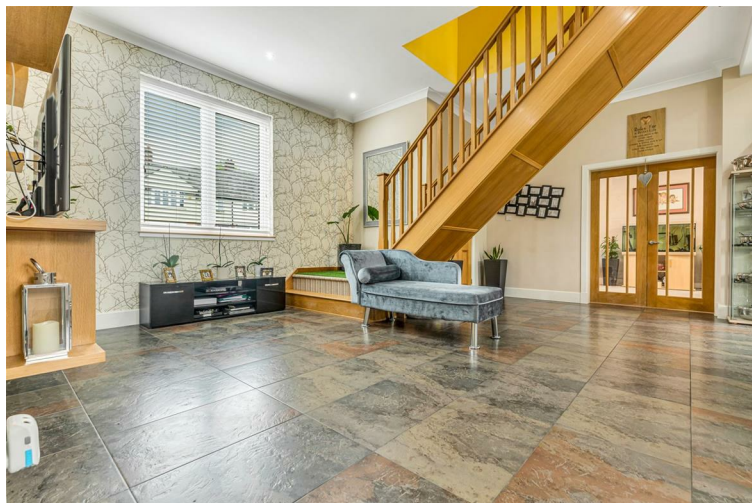
**ENTRANCE PORCHWAY**

Comprising granite flooring, bespoke fitted storage unit, cctv, alarm system, coving, radiator, composite front door with brick glass viewing column to side and leading to :



**FITTED KITCHEN / LIVING**  
**34'47 x 20'77 (10.36m x 6.10m)**

Comprising a matching range of sleek 'cappuccino' base, wall & drawer units with co-ordinating work surfaces over inset with sink unit that is fitted with instant hot water tap and checkered ceramic tiled splashbacks The design includes a large matching Island with base units and twin wine racks, seating provided for six, and feature glass display downlighters over. Having a range of integrated Siemens appliances that include: single electric oven, microwave/combi oven, four ring induction hob, with extractor chimney over and dishwasher. Also featuring a bank of larder units inset with an American style stainless steel fridge/freezer dispensing both cold water and ice, granite flooring, double glazed window and French doors to rear elevation:



### OPEN PLAN LIVING

The kitchen is open plan to a stylish living area comprising ceiling coving and spots,, a feature tv wall fitted with oak floating storage/shelving unit, double glazed window to front elevation, granite flooring and superb bespoke solid oak turned staircase to first floor:

### INNER HALLWAY

Having granite flooring, ceiling coving and spots recessed to ceiling:

### UTILITY ROOM

**9 x 6'75 (2.74m x 1.83m)**

Fitted with a matching range of Ivory base, wall & larder units, with mottled work surfaces over inset with sink unit & drainer and decorative checkered ceramic tiled splashbacks. Plumbing for washing machine, power for appliance, ceramic tiled flooring & double glazed window to rear elevation:

### BEDROOM FOUR (or Reception Room)

**13'45 x 12'6 (3.96m x 3.81m)**

Feature double glazed bay window to front elevation and radiator



### BEDROOM FIVE

**9'5" x 15'9" (2.89 x 4.82 )**

Radiator, wall light, led lighting and spotlights. Double glazed window to rear aspect:



### SHOWER ROOM

Fitted with a stylish three piece suite comprising, double walk-in shower cubicle, wash hand basin & wc fitted to gloss white vanity unit with matching shelving over, decorative tiled surround with feature border, chrome heated towel rail and ceramic tiled flooring:

### UNDERFLOOR HEATING

The ground floor benefits from underfloor heating and has three zones which can be controlled independently:

### FIRST FLOOR GALLERY LANDING

Bespoke stained glass window to rear elevation, spots to ceiling, radiator and inspection cupboard:



**PRIMARY BEDROOM**

**18'23 x 12'7 (5.49m x 3.84m)**

Comprising Velux window to rear elevation, double glazed window to front elevation, two feature alcoves, radiators and inspection cupboard:

**WALK-IN WARDROBE**

**11'26 x 7'4 (3.35m x 2.24m)**

Having built-in fitted robes with hanging rails, storage, radiator and offering potential to convert into a fourth bedroom:



**BEDROOM TWO**

**17'19 x 11'14 (5.18m x 3.35m)**

Comprising Velux window to side elevation, double glazed window to front elevation, radiators, eaves storage cupboard fitted with shelving and inspection cupboard:



**BEDROOM THREE**

**12'10 x 8'9 (3.91m x 2.67m)**

Having double glazed window to front elevation, eaves storage cupboard fitted with shelving, radiator and inspection cupboard:



**EN-SUITE SHOWER ROOM**

**7'9 x 6'5 (2.36m x 1.96m)**

Fitted with a stylish three piece suite comprising, corner shower cubicle, wash hand basin & wc fitted to gloss white vanity unit with quartz shelving over, decorative tiled surround, chrome heated towel rail and ceramic tiled flooring and double glazed opaque window to rear elevation:



**BATHROOM SUITE**  
**12'4 x 7'3 (3.76m x 2.21m)**

Fitted with a stylish four piece suite comprising, panelled bath with feature tiled recesses, corner shower cubicle, wash hand basin & wc fitted to gloss white vanity unit with matching shelving over, aquamarine decorative tiled surround with mosaic border, chrome heated towel rail and ceramic tiled flooring and double glazed opaque window to rear elevation:



**FRONT GARDEN & DRIVEWAY**

To the front elevation is a block paved gated in/out driveway with parking comfortably for four vehicles and a raised brick crescent shaped flower display bed:

**DOUBLE GARAGE**  
**23'95 x 16'8 (7.01m x 5.08m)**

A spacious garage comprising floor standing 'Worcester' boiler, double glazed window to rear elevation and remote controlled up and over door:

**FREE VALUATION**

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

**GENERAL REMARKS**

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.



**REAR GARDEN**

The rear extends to an immaculately landscaped zoned garden and is a particular feature of the property perfect for al fresco dining and entertaining. The design includes topiary dotted along the terrace to define the zones and green play area to rear boundary, having raised beds. There is a decked BBQ / dining area and a more comfy seating area fitted with sun awning and palm trees filtering natural shade. Having fenced boundaries, side gated entryway and handy drying area:

Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

**MONEY LAUNDERING**

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

**MORTGAGES**

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

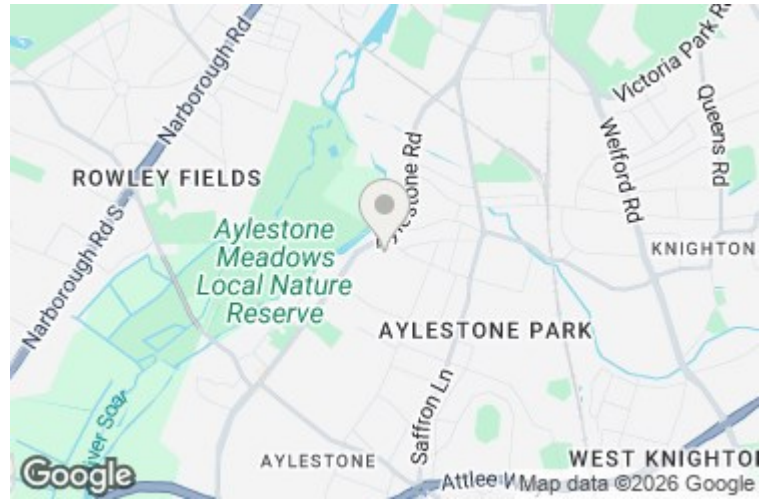
**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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# Barkers

Est.1985

**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

