



Burghfield House South Street, Barmby-On-The-Marsh

£435,000

- Detached House
- Study
- 4 Bedrooms Over 2 Floors
- Integral Garage
- Superb Dining Kitchen
- Ground Floor w.c.
- En-suites to 2 Bedrooms
- Lounge
- Utility Room
- Family Bathroom/wc

An exceptional detached property, providing versatile living accommodation which has been continuously enhanced and upgraded by the present owners.

Burghfield House was built in 2005 by a well regarded local developer, with good attention to detail and specification. The accommodation is arranged over three floors extending to approx. 1,851 sq. ft

The ground floor flows well, combining family and more formal areas with a useful home office and utility room. On entering the property there is a welcoming hall with turned staircase to the first floor and direct access to the rest of the ground floor accommodation.

In 2019, the present owners designed a contemporary kitchen with grey glossed units and marble effect work surfaces, tailored for style and maximum storage. With curved edges, convenient built-in storage and a range of integral appliances, this ideal family kitchen has become without doubt the hub of the home.

The kitchen area merges into the formal dining space having a beautiful multi fuel stove situated in the corner, allowing the heat to travel throughout the downstairs. There is space for appropriate dining room furniture and access to both the rear garden and utility room.

The utility has a secondary door leading to the rear garden and comprises a range of wall and base units to two sides incorporating a stainless steel sink unit and drainer. There is provision for laundry facilities and an integral door into the single attached garage.

The lounge is generous in size with a gas fire set beneath a handsome marble fireplace. There are a pair of french doors situated to the rear elevation, providing access to the rear garden.

Furthermore there is a useful ground floor cloakroom w.c. and a home office.

To the first floor, a landing serves three excellent size double bedrooms and a house bathroom. A landing area has space for a chair and bookcase, perfect for a quiet reading spot.

A unique arrangement and one that works very well, is a secondary landing connecting bedrooms three and four. A double glazed window in each room and the landing provides ample natural light from the south facing position. The master bedroom is situated to the rear of the property and enjoys a full width bedroom with lots of space for bedroom furniture. In 2019, we understand the present owners had a new en-suite shower fitted, with a range of elegant flooring and tiling and a walk in shower.

The first floor is completed by a beautiful and modern house bathroom having a panelled bath with shower attachment over. there is a large walk in shower, pedestal hand wash basin and low flush w.c.

A secondary turned staircase leads to the top floor arrangement providing a further bedroom and en-suite shower. There are Sharps built in wardrobes and five Velux windows to the ceiling.

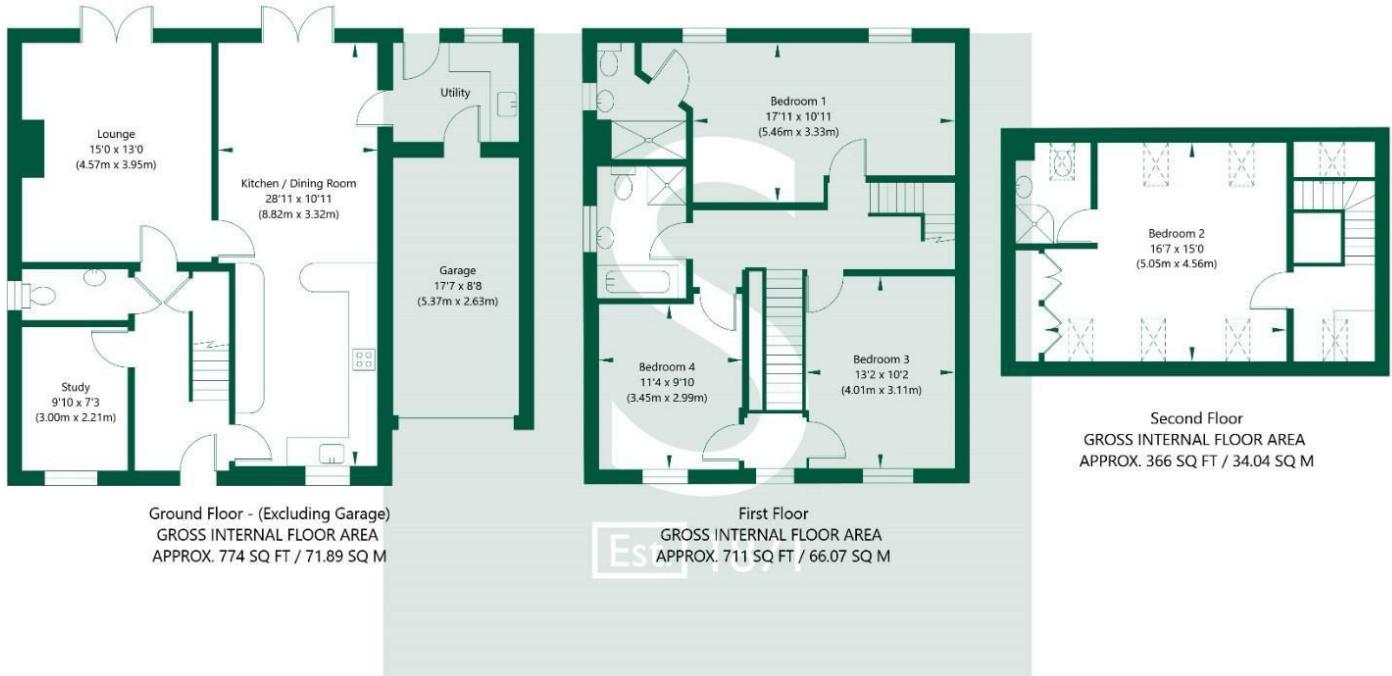
To the outside, the property is accessed off South Street onto a hardstanding driveway that can provide off street parking for two motor vehicles. A single attached garage adjoins the side elevation with power and lighting available. A side gated access runs alongside the garage to the rear garden which is predominantly laid to lawn and enclosed to all three sides with fenced and tree lined boundaries. A summer house occupies a corner, used by the present owners in summer months as their outdoor entertaining room or relaxing space.

Occasionally properties of this size, specification and location come to the market and the sale of this property provides one of those increasingly rare opportunities. Burghfield House is a perfect example of a spacious family home with good outdoor space and is perfect for those buyers who value a peaceful and quiet setting. An early inspection is highly advisable. All viewings are strictly via appointment only.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.







NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1851 SQ FT / 172 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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