

# Park Row

The proactive estate agent



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Nestled in the tranquil village of Birkin, this charming detached family home offers a delightful blend of original features and modern comforts. With its stunning stained glass windows, the property exudes character and warmth, making it an inviting space for families and individuals alike.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The sunroom, with its double doors leading out to the extensive and established wrap-around gardens, provides a serene spot to relax and appreciate the beauty of the outdoors. The gardens are a true highlight, offering ample space for children to play and for gardening enthusiasts to indulge their passion. The sunken seating area offers a tranquil space to relax in the outdoors.

The home boasts three generously sized double bedrooms, ensuring plenty of room for family or guests. The master bedroom is particularly impressive, featuring an en-suite bathroom and a walk-in wardrobe, providing both luxury and convenience. Additionally, the property includes three well-appointed bathrooms, catering to the needs of a busy household.

Practicality is also a key feature of this home, with driveway parking available for multiple cars, ensuring ease of access for residents and visitors alike. The utility room and downstairs shower room add to the functionality of the space, making daily life more manageable.

Beautifully presented throughout, this property is truly not one to be missed. Its combination of original charm, modern amenities, and a peaceful village setting makes it an ideal choice for those seeking a family home in a picturesque location. We invite you to come and experience the warmth and character of this delightful residence for yourself.

**VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER!  
CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM  
MONDAY TO FRIDAYS and until 1PM SATURDAYS!**



## GROUND FLOOR ACCOMMODATION

### ENTRANCE



You enter through a black composite door with a semi-circle glass insert within plus a wooden decorative surround which leads into;



## PORCH 4'11" x 4'0"

Tiled flooring, a wooden door with a stained glass window within plus a stained glass window either side which leads into;

### ENTRANCE HALLWAY

13'5" x 4'11"



Canadian pine staircase which leads up to the first floor accommodation with a white wooden balustrade and spindles, Canadian pine flooring, a central heating radiator, a door which leads into an under-stairs storage cupboard and further internal doors which lead into;



## LIVING ROOM 14'11" x 13'0"



A double glazed window to the front elevation, two double glazed windows to the side elevation, a cast-iron log burner set within a stone tiled alcove, Canadian pine flooring, a central heating radiator, decorative coving and skirting boards plus double glazed double doors which lead into;



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