



CYPRESS ROAD, BARROW UPON SOAR, LOUGHBOROUGH

GUIDE PRICE £ 370 000



Welcome to Cypress Road, where modern living meets timeless elegance. Rezone Estate Agents proudly presents this exquisite three-bedroom detached home, epitomising contemporary comfort and style. Nestled in a serene cul-de-sac just off the revered Cotes Road, and graced by the scenic beauty of Strancliffe Hall's grounds, this property transcends the ordinary newly built home.



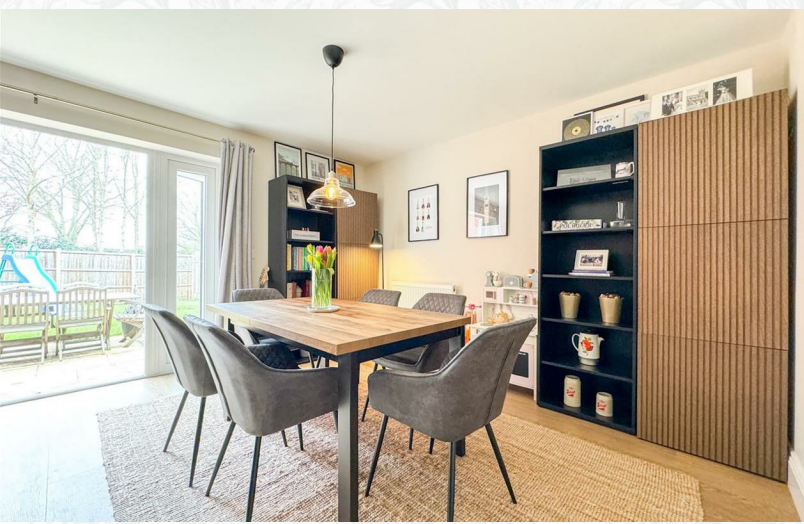
Stepping through the front door, you're greeted by a welcoming entrance hall adorned with tiled floors, a convenient storage space beneath the stairs and a thoughtfully designed downstairs WC. Beyond lies the heart of the home, a generously proportioned open-plan living kitchen. High-quality laminate flooring delineates the inviting soft seating and dining area, complemented by tastefully decorated feature walls.

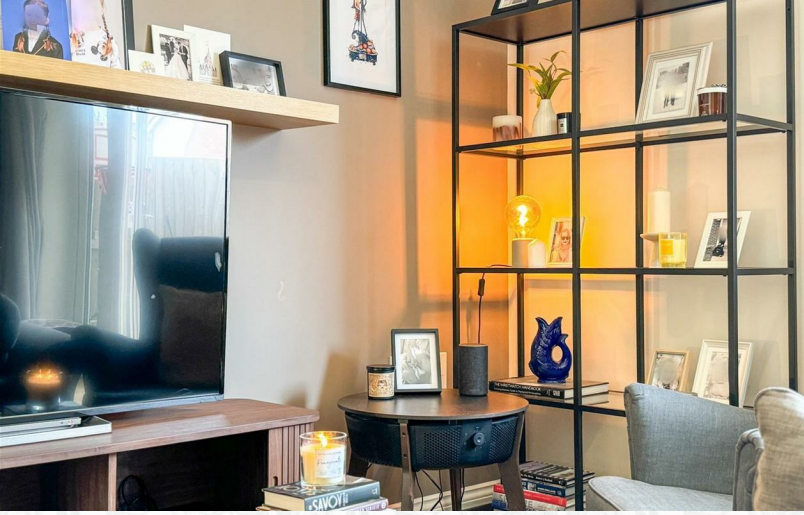






The kitchen area boasts premium fittings, including cream shaker-style doors, wood-effect work surfaces, and integrated appliances, ensuring both functionality and style. French doors beckon you to the private patio area, while large windows bathe the space in natural light, creating an ambiance perfect for gatherings and modern living.





Ascending to the upper level, a landing area guides you to three well-appointed bedrooms and a family bathroom. The master bedroom exudes warmth with its welcoming hues and contemporary light fixtures, offering a tranquil retreat with its own ensuite shower room. Bedroom two provides another spacious haven, featuring plush carpets and serene neutrals, while bedroom three offers versatility, ideal for a single bedroom, study, or walk-in wardrobe. The family bathroom boasts luxury tiling and a bath with a glass shower screen, promising relaxation and rejuvenation.







Outside, the property reveals a incredible recently landscaped rear garden, design and created by the renown Goscote Nurseries. Featuring a gorgeous porcelain tiled patio, perfect for alfresco dining, stunning established raised flower beds and a lush lawn. A side gate leads to the front garden, bordered by hedging, and a driveway provides off-road parking in front of the detached garage.



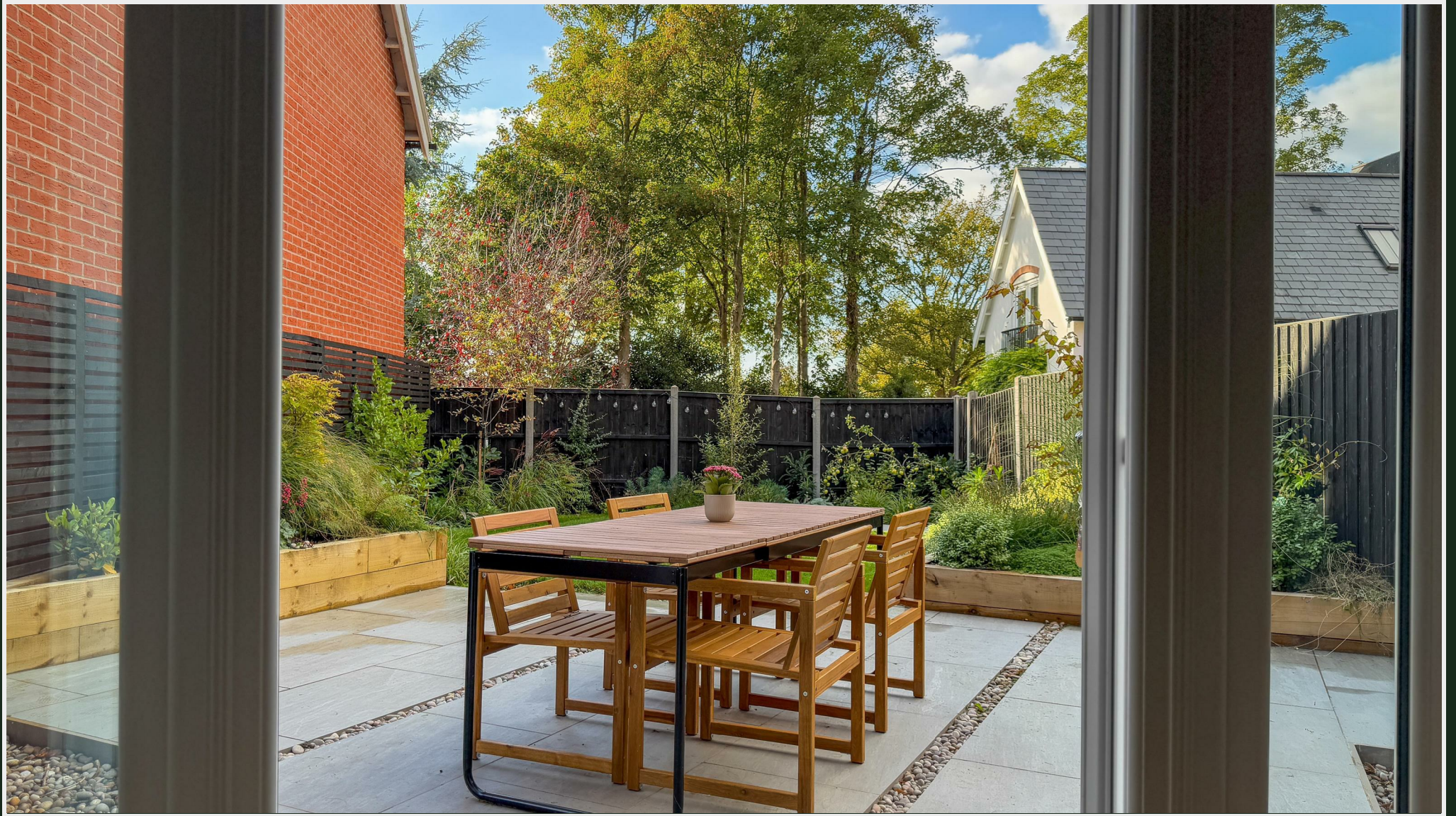
Located in the charming village of Barrow upon Soar, just off the A6 between Leicester and Loughborough, this residence offers more than just a home; it provides a gateway to a vibrant community. With its proximity to essential amenities, picturesque river walks, and convenient railway station, Barrow upon Soar promises a lifestyle of convenience and tranquility, with easy access to surrounding centres including Loughborough, Leicester, Nottingham, and Melton Mowbray. Discover the epitome of modern living at Cypress Road – where every detail reflects timeless elegance and contemporary comfort.





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Cypress Road, Barrow Upon Soar, Loughborough

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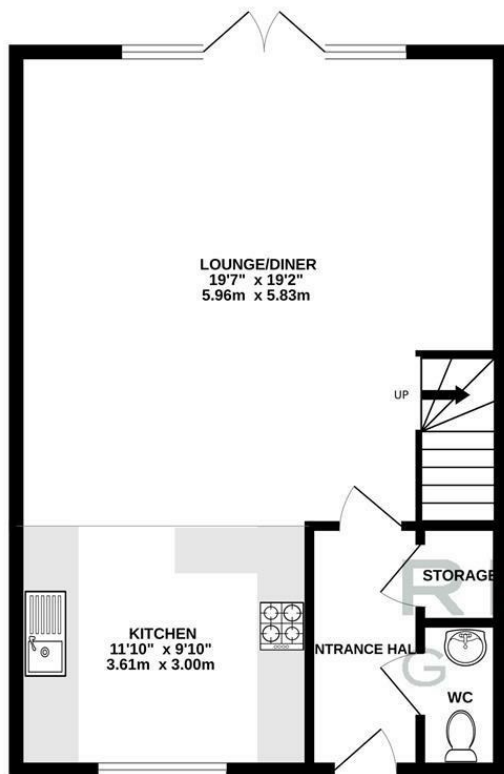
PLOT PLAN FOR GUIDANCE ONLY



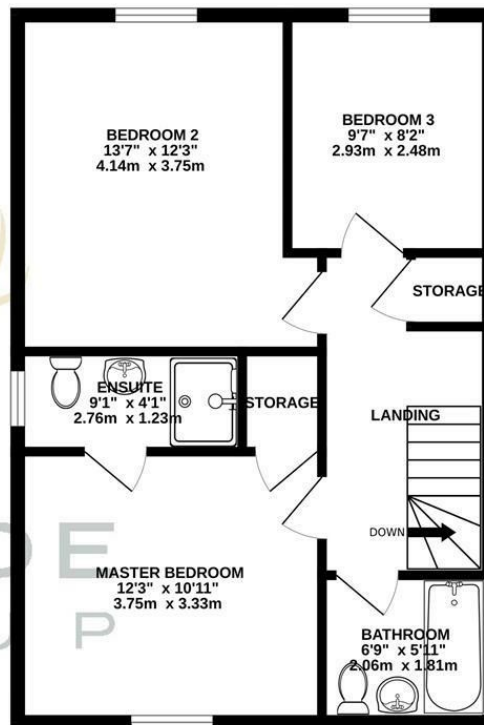
Key Features

- MODERN OPEN PLAN LIVING
 - TURN-KEY FINISH
 - RECENTLY LANDSCAPED REAR GARDEN
- ENSUITE, FAMILY BATHROOM & GROUND FLOOR WC
- ON TREND DECOR THROUGH OUT
 - RURAL LOCATION
 - QUIET CUL-DE-SAC
- VIEWS OF STRANCLIFFE HALL GROUNDS
 - EPC - B
 - COUNCIL TAX BAND - D

GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



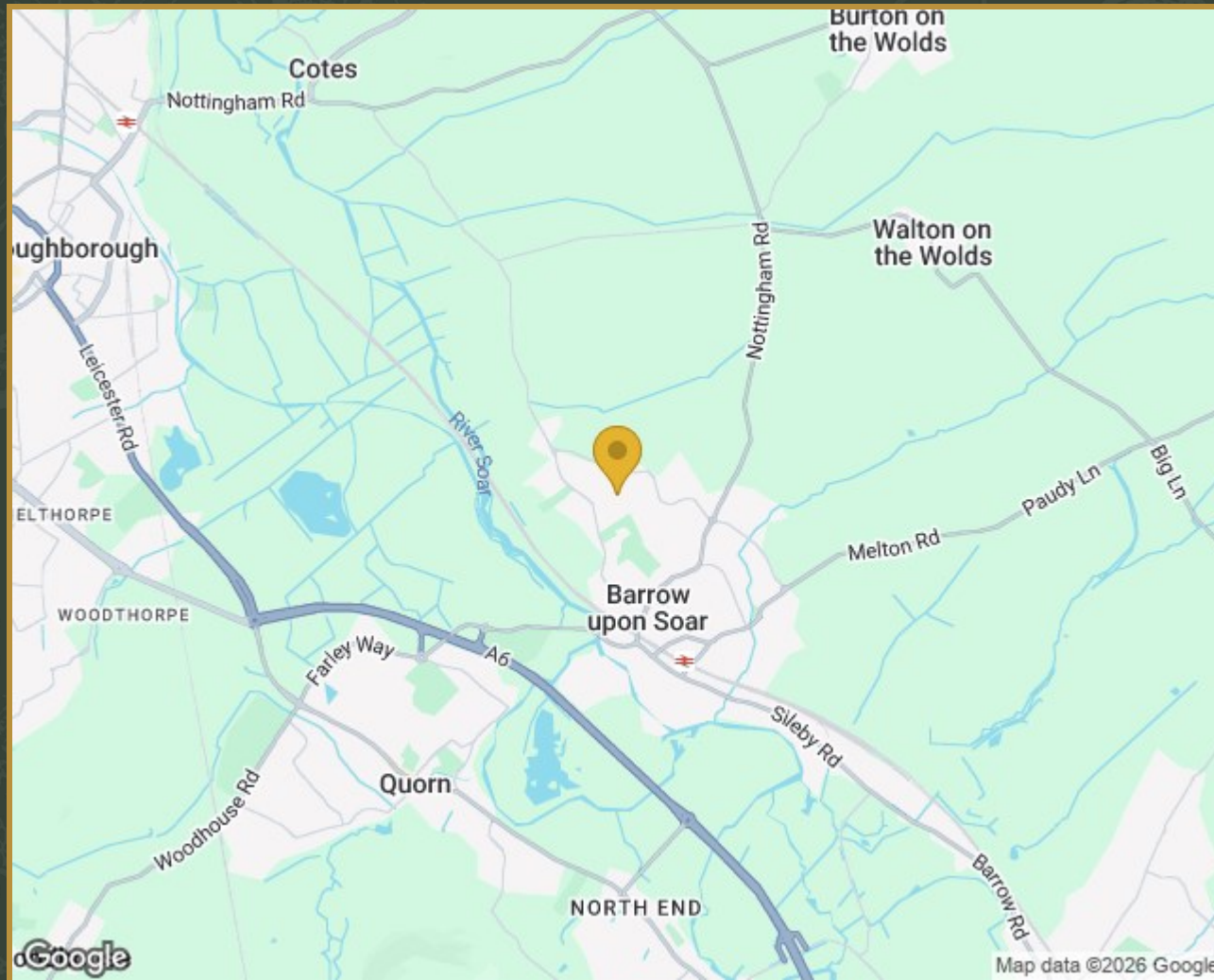
TOTAL FLOOR AREA : 1110 sq.ft. (103.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		93	(92 plus) A
(81-91) B	82		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Property Location



6 Cypress Road, Barrow Upon Soar, Loughborough, LE12 8WA

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