



OFFERS OVER £300,000
BRANSTON AVENUE, BARROW UPON SOAR.



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PRICE GUIDE - £325,000 - £350,000 This three-bedroom detached residence is located in the highly desirable Charnwood village of Barrow Upon Soar, offering a great opportunity for anyone looking for a spacious and comfortable family home. This home is located on a sought-after exclusive estate just off Fishpool Way on the outskirts of the village. The property is set on a generous plot with off road parking a landscaped rear garden and has lots of potential for extension subject to relevant consents.



Upon entering the property, you will find a welcoming hallway with a downstairs W.C to the right and to the left a door leading through to a lounge diner, which is flooded with natural light, thanks to its bay window to the front elevation. This space is perfect for relaxing and entertaining, with ample room for both a comfortable seating area and a dining table. The contemporary refitted kitchen is another highlight of the property, featuring modern units, worktops, and appliances. The separate utility area provides additional space for laundry and storage, while the internal garage offers secure parking or extra storage space.







Upstairs, you will find three well-proportioned bedrooms, all of which are bright and airy. The master bedroom benefits from an ensuite shower room, providing a private and convenient space for the homeowners. The other two bedrooms share a separate family bathroom, which is fitted with a bath, shower, sink, and toilet.





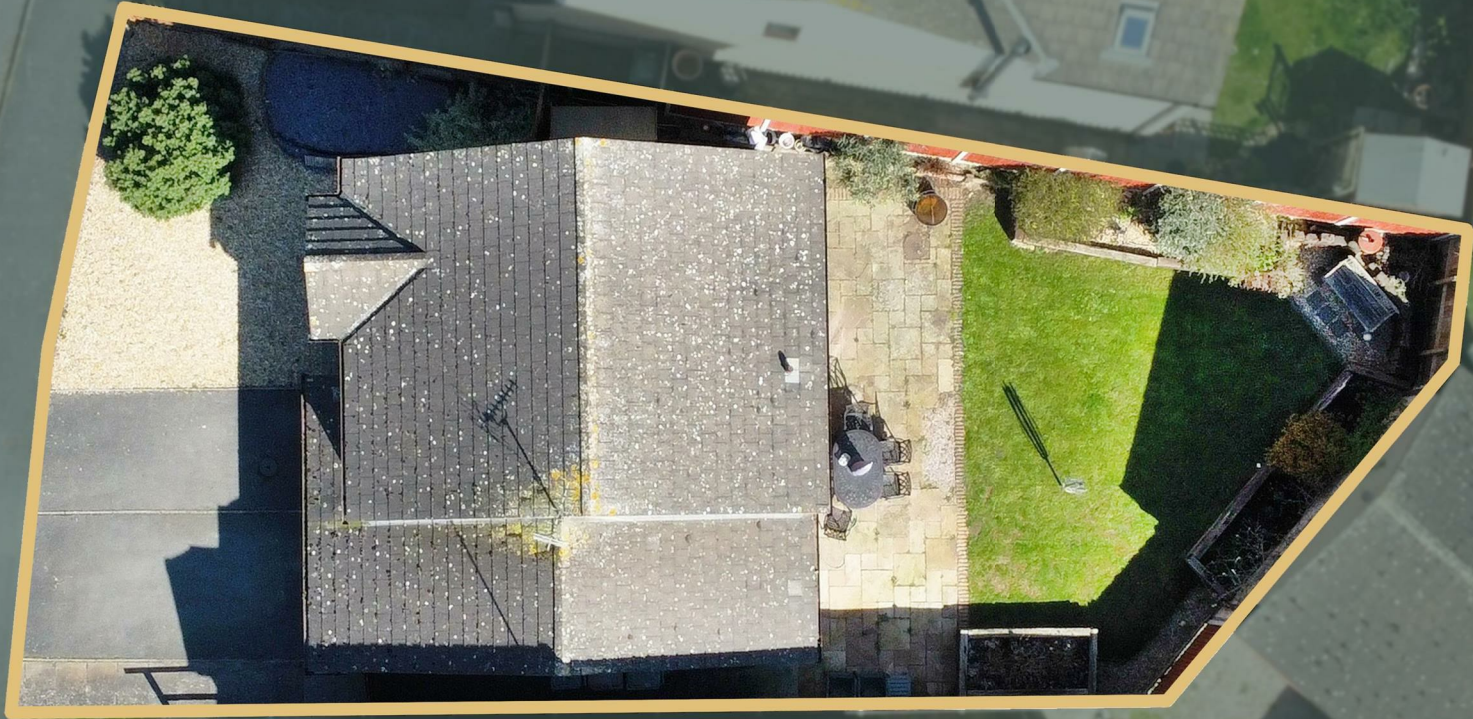
Outside, the property is positioned on a generous plot, with off-road parking to the front, providing plenty of space for multiple cars. The rear garden is landscaped and features a patio area, perfect for al-fresco dining and entertaining guests. The garden enjoys plenty of sunshine due to its south aspect, making it an ideal spot for relaxation and outdoor activities.



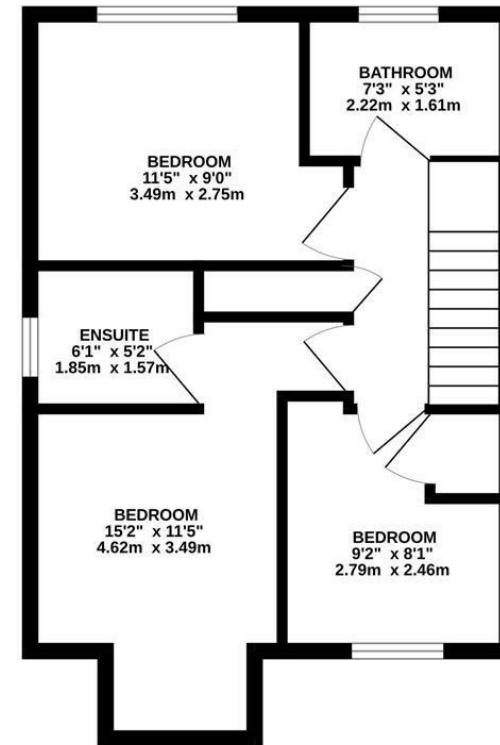
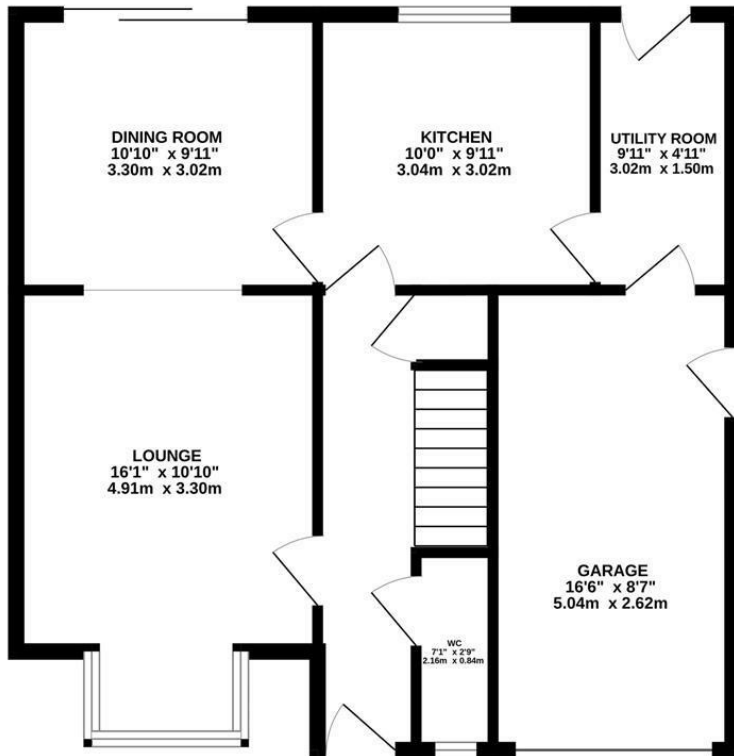




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PLOT PLAN FOR GUIDANCE ONLY



TOTAL FLOOR AREA : 1067 sq.ft. (99.2 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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