



GUIDE PRICE £475,000
FIELD EDGE DRIVE, BARROW UPON



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This stunning four-bedroom modern home is located in the highly sought-after village of Barrow upon Soar and boasts an enviable position overlooking green space and on a generous plot. The property is designed to offer contemporary living with a sleek and stylish interior, making it an ideal family home for those looking for a touch of luxury. As well as the generous plot size, the open plan living kitchen is the star of the show of this modern home, making it perfect for daily living and entertaining family and friends on special occasions.



Upon arrival, you are greeted with a private driveway leading up to the detached double garage and plenty of off-road parking, perfect for those with multiple vehicles or guests. The exterior of the property features a blend of modern materials, including rendered brick and slate, giving it an impressive contemporary look. Upon entering the property via a storm porch, you are welcomed into a hallway which leads to the heart of the home. The hallway has an understairs storage cupboard, doors to downstairs W.C, study, lounge and the open plan living kitchen which is the heart of this home. The open plan kitchen and dining area are perfect for entertaining guests or hosting family gatherings. The kitchen is fitted with high-end modern appliances, sleek cabinets, and a central island for food preparation and informal dining. Conveniently the dining area is adjacent to the kitchen and beyond this is a further space ideal for further seating. This versatile space can be furnished to suit your personal preference. An attractive bay window is at the rear of this unique space allowing an abundance of natural light to flood into the space, creating a warm and welcoming atmosphere. The dual aspect lounge is located just off the main living kitchen and it has plenty of room to facilitate all of the family. The ground floor of the property also benefits from a separate







utility room, providing additional storage space and housing laundry facilities with further door leading out to the garden.

Stairs rise from the hallway up to the landing. This impressive galleried landing has doors communicating to all upstairs rooms, airing cupboard and access to the loft via hatch. The master bedroom features fitted storage wardrobes, a large en-suite bathroom, complete with a walk-in shower, low level flush W.C and modern fixtures and fittings. There are a further three bedrooms, all of which are generously sized and decorated to a high standard, ensuring maximum comfort for family and guests. The family bathroom is also located on the first floor and is fitted with a modern suite, including a bathtub with shower over, wash hand basin and low level flush W.C.





Externally, the property boasts a large and well-maintained garden, perfect for children to play or for hosting outdoor events. The garden is mainly laid to lawn and features a paved patio area, perfect for summer barbecues or relaxing in the sun. This home is located on a corner plot, making this garden larger than you would expect from a modern estate home. The garden has access from front to rear via a timber gate. The front driveway offers plenty of parking and the double garage has light and power and can be utilised to suit your personal circumstances. Its currently in use as a home gym/ storage. With ample off-road parking, a detached double garage, and a large garden, it is a fantastic opportunity to acquire a spacious and stylish family home in a highly desirable location.



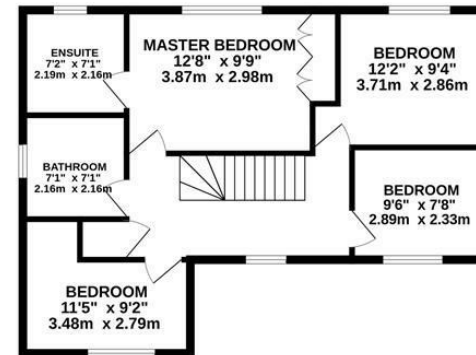
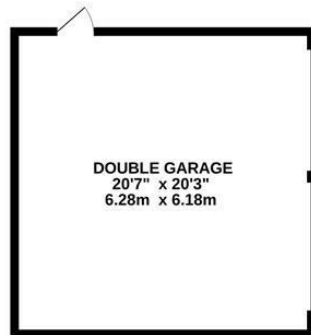
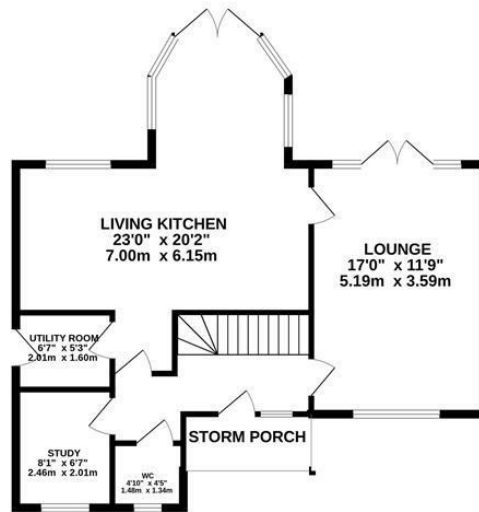




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PLOT PLAN FOR GUIDANCE ONLY



TOTAL FLOOR AREA : 1763 sq.ft. (163.8 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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