



REZIDE
GROUP

BREACHFIELD ROAD, BARROW UPON

£350,000



Welcome to Breachfield Road, the ideal family home with a plethora of enticing features! This spacious residence boasts a generously sized garden, a roomy lounge-diner, a convenient utility room, a downstairs WC, and four well-proportioned bedrooms, all offered without the hassle of an upward chain. The village of Barrow is a haven for families, offering excellent local schools, convenient bus and train connections for easy commuting, breathtaking countryside, and numerous parks. Seize the opportunity to transform this charming property into your dream home.



Meticulously renovated by the previous owners, this house is in excellent condition, making it ready for immediate occupancy. While some buyers may opt to add their personal touch, this home is move-in ready. We invite all interested parties to examine the plot image to appreciate the extensive garden size; beyond the hedge lies a secret garden.

Upon entering through the modern front door, you are greeted by a spacious entrance hall. To the left, a door leads into the expansive lounge-diner, a sunlit space thanks to the large front windows and equally generous sliding glass doors that open onto the garden. Continuing from the entrance hall, you'll find the kitchen, a neutral space featuring high-quality kitchen units, stylish subway brick-effect wall tiles, an integral double oven,







and a convenient dishwasher.

To the right, there is a utility room and a pantry cupboard, along with the downstairs WC and access to the outside via the back door. Ascending to the upper level, you'll discover four bedrooms: three generously sized doubles and a slightly smaller room that could serve as a bedroom, office, or even a walk-in wardrobe. All the bedrooms feature large windows, plush grey carpets, custom-made blinds, and bedroom one includes a built-in wardrobe. At the end of the hallway, you'll find the family bathroom, featuring a three-piece suite and high-quality tiling.







Outside the property, a tarmac driveway offers parking space for at least two cars. Access to the rear garden is provided through the side gated alley, where you'll also find a convenient spot for your bins and access to the integral garage, complete with power and lighting. Our favourite feature of this property is the garden, where a meticulously maintained large lawn is surrounded by flourishing flower beds and a spacious patio perfect for outdoor entertaining. At the rear of the garden, an archway leads to the secret garden, an untamed piece of land with limitless potential. Consider creating a private cabin for a peaceful retreat. Don't miss out on the opportunity to make this exceptional property your forever home!



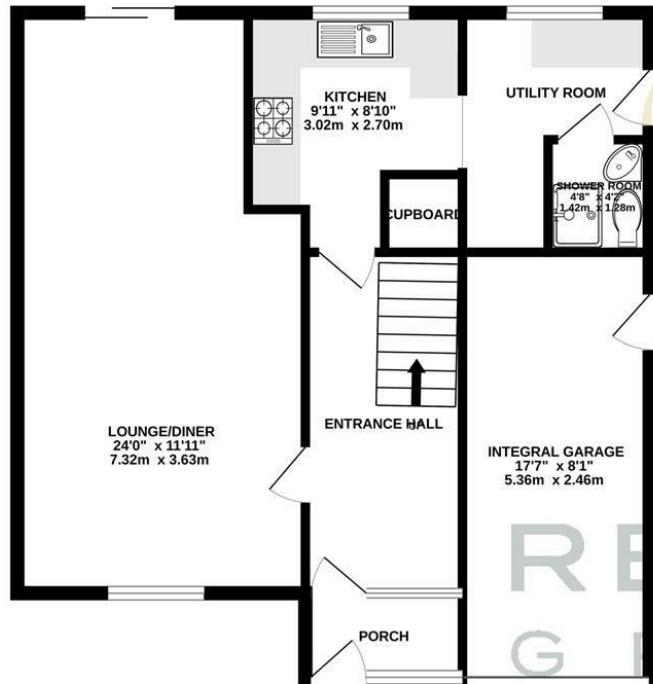




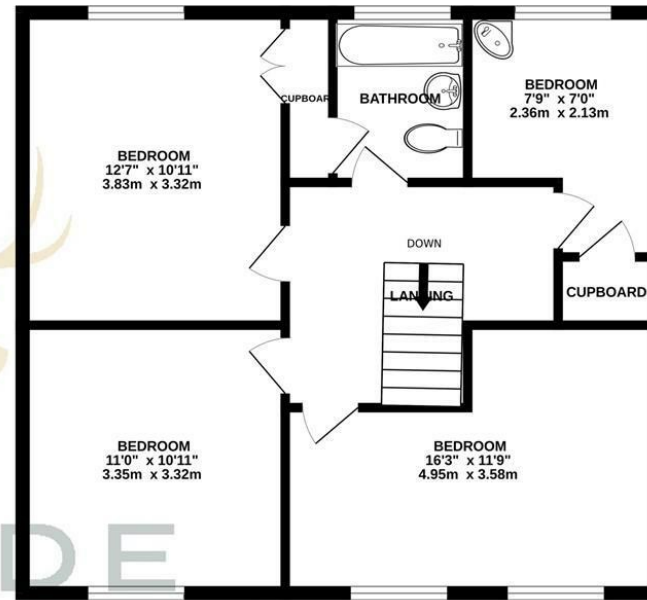


PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1305 sq.ft. (121.3 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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