



OFFERS IN THE REGION OF £435,000  
BLACKTHORN DRIVE,



Nestled within the tranquil heart of Barleythorpe, this highly upgraded and exquisite, detached family home which is situated on a private driveway, offering an idyllic retreat for discerning homeowners. The property stands as a testament to comfortable and spacious living, featuring a thoughtfully designed layout that encompasses a spacious kitchen and family room, a separate living room, and four generously sized double bedrooms.





Approaching the residence, you will notice its curb appeal with new composite glazed door below canopy storm porch as well as a bay window. A well-maintained private driveway and pathway guide you to the inviting front door, opening into a spacious entrance hall. Here, the staircase ascends gracefully to the first-floor landing, while ample space is dedicated to coats and shoes, ensuring a tidy and welcoming entry.

Upon entering the living room, an abundance of natural light cascades through the bay window, creating an inviting ambiance for relaxation and gatherings. The kitchen, positioned at the rear of the property, serves as the heart of the home, featuring a modern array of wall and base units. This culinary haven is equipped with a gas hob, dishwasher and electric oven. With a seamlessly integrated dining space, it provides the perfect setting for family meals and entertaining. The kitchen opens directly onto the private rear garden, offering a harmonious blend of indoor and outdoor living. Additionally, a convenient







utility room, a well-appointed downstairs WC, and a practical storage cupboard seamlessly connect to the kitchen, enhancing the functionality of the living space.

Ascending the stairs to the first-floor landing, you'll discover four well-proportioned double bedrooms. The principal bedroom is a sanctuary of comfort, featuring fitted wardrobes and a three-piece en-suite shower room. Completing the first-floor layout is the family bathroom and a dedicated airing cupboard, ensuring convenience for the entire household.

Externally, the property rests on a generous plot, graced by a driveway leading to the integral garage. Part of the garage has been converted to create an excellent home gym space which





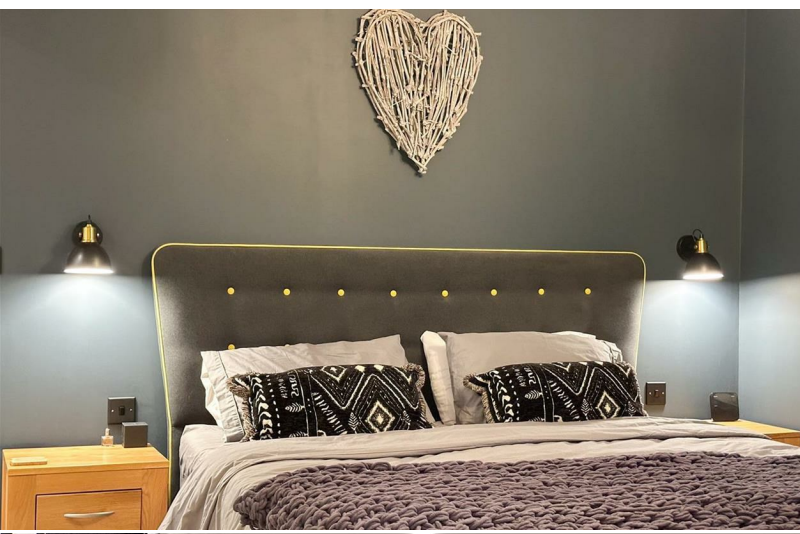


could be used to suit your personal requirements. There is still a portion of the garage at the front allocated for storage. There is an automatic garage door which allows access. Gated access invites you into the private rear garden, where a lush lawn is enclosed by timber fencing, creating a secure and serene outdoor retreat. A patio and gravelled seating area add to the appeal, offering an ideal space for al fresco dining and relaxation.

Conveniently located just a short stroll from local amenities, schools, and the train station, this exceptional family home is presented in impeccable move-in condition. With its well-designed spaces and premium finishes, this property is a must-view, inviting you to fully appreciate the lifestyle it affords. seize this opportunity to make this exceptional property your own.





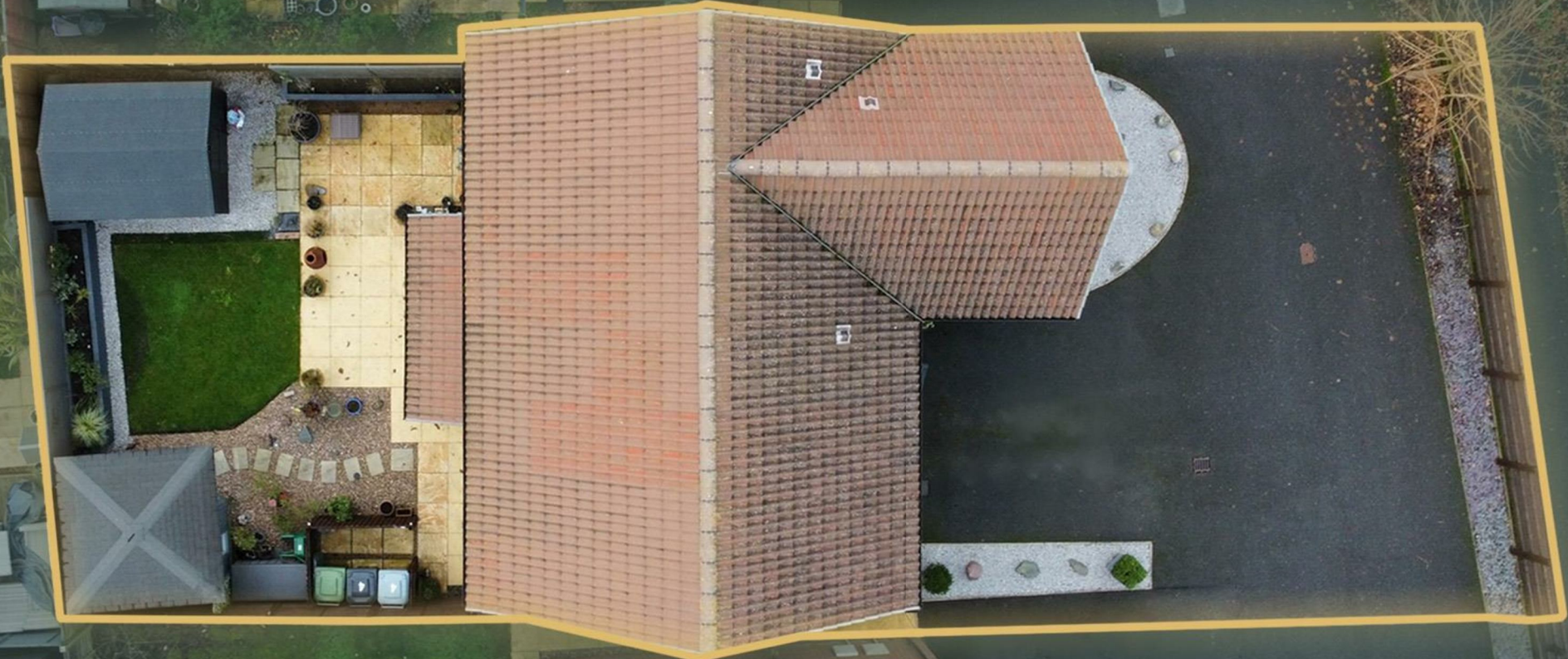








REZIDE  
GROUP

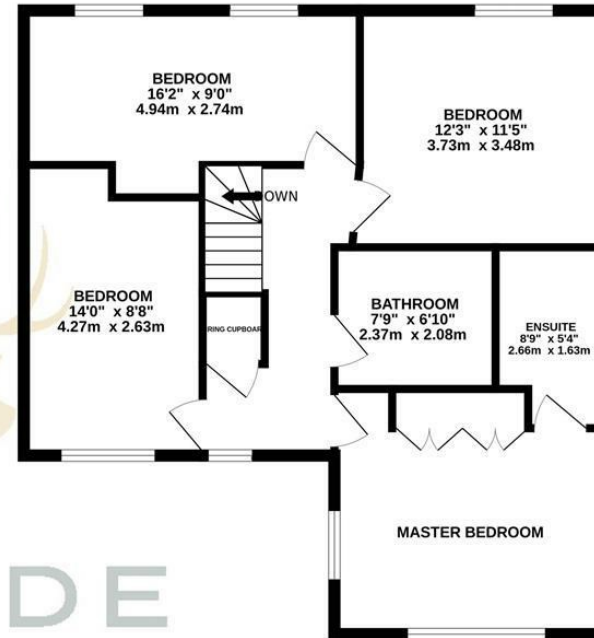


PLOT PLAN FOR GUIDANCE ONLY

**GROUND FLOOR**  
784 sq.ft. (72.8 sq.m.) approx.



**1ST FLOOR**  
715 sq.ft. (66.4 sq.m.) approx.



RESIDE  
GROUP

TOTAL FLOOR AREA : 1499 sq.ft. (139.2 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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