



FOR STARTERS



OFFERS IN EXCESS OF
£750,000

MAIN COURSE

Are you looking to get away from the hustle and bustle? Do you dream of village life with a local pub, countryside walks, and a quiet close tucked away from any main road? Do you like the idea of buying a house that offers you the potential to put your own stamp on it without needing to carry out any internal works? Then look no further than this fantastic property in the highly regarded village of Alveston. Right on your doorstep, you'll find the well-loved Baraset Barn, a perfect spot for dining and gathering with friends after a day spent exploring the beautiful surrounding countryside.

Nestled in a quiet cul-de-sac, this beautifully presented and thoughtfully extended home occupies a larger-than-average plot compared to neighbouring properties. Lovingly maintained by the current owners, the property offers not only a charming and well-designed living space but also the exciting potential for further expansion, subject to planning permissions. With generous space on both sides of the house, there are ample opportunities to extend, whether you dream of adding more living space or even an additional garage, making this a home that can grow and adapt to your needs.

Upon entering through the enclosed porch, you're greeted by a welcoming reception hall with rich oak flooring, setting a warm and inviting tone. The heart of the home lies straight ahead: an impressive open-plan kitchen and dining area, thoughtfully designed with sleek modern units and elegant marble countertops. This space flows effortlessly into a cosy seating area and a dining zone, both opening onto the beautifully landscaped garden through French doors, making it perfect for family gatherings or entertaining friends.

To the front of the house, a dedicated study offers a tranquil workspace with pleasant views of the close, while the charming sitting room invites you in with its square proportions, large picture window, and an elegant fireplace, finished with classic ceiling corning. It's a perfect spot to unwind at the end of the day.

Continuing from the kitchen, a practical lobby leads to a handy utility room and a downstairs cloakroom, keeping daily chores neatly out of sight and sound. This area also features an internal door providing direct access to the garage and a side door leading to the garden, adding to the convenience and thoughtful layout of the home.

Upstairs, you'll find four well-proportioned bedrooms. The master bedroom, with its unique



L-shaped design, offers plenty of space for a dressing area and enjoys an abundance of natural light through two large windows. A Jack and Jill en-suite with a double shower connects the master to the guest bedroom, and there's the option to make this en-suite private if preferred. The two additional bedrooms include two excellent doubles and a spacious single, complemented by a generously sized main family bathroom.

Outside, the property continues to impress with a rear garden that invites you to relax and entertain. An extensive raised patio runs beyond the full width of the house, perfect for al fresco dining, with steps leading down to a mature lawn bordered by colourful plantings. The garden's size and layout provide a sense of space and privacy, while the width of the plot opens up possibilities for future extensions or outdoor enhancements.

The front garden features a well-maintained lawn and a double-width driveway, offering parking for several cars and the potential to extend further if needed. This home is a perfect blend of charm, practicality, and future possibilities, set in a sought-after village location.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - D



North West



All mains services
connected

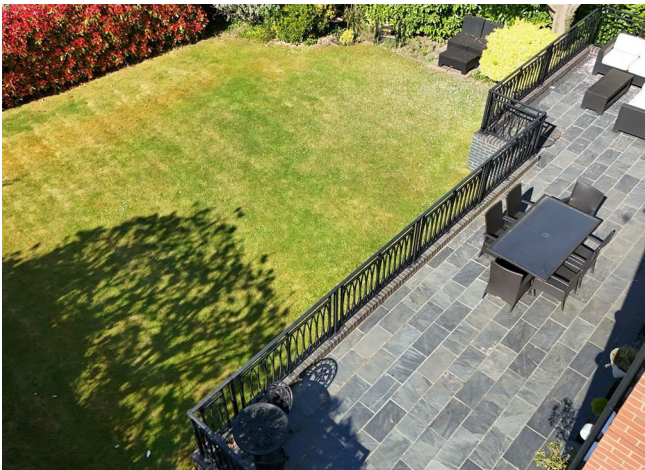
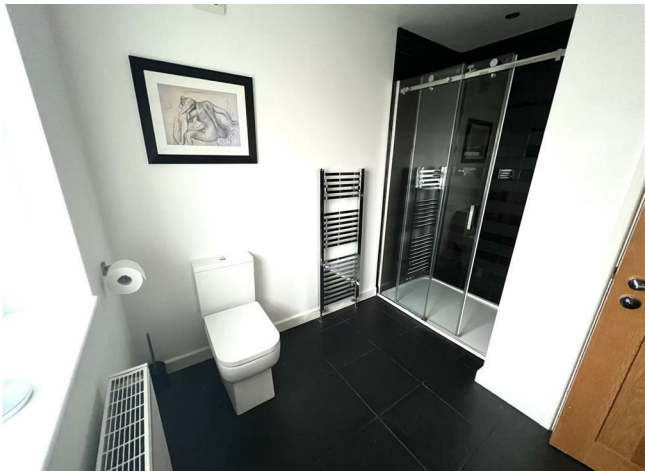


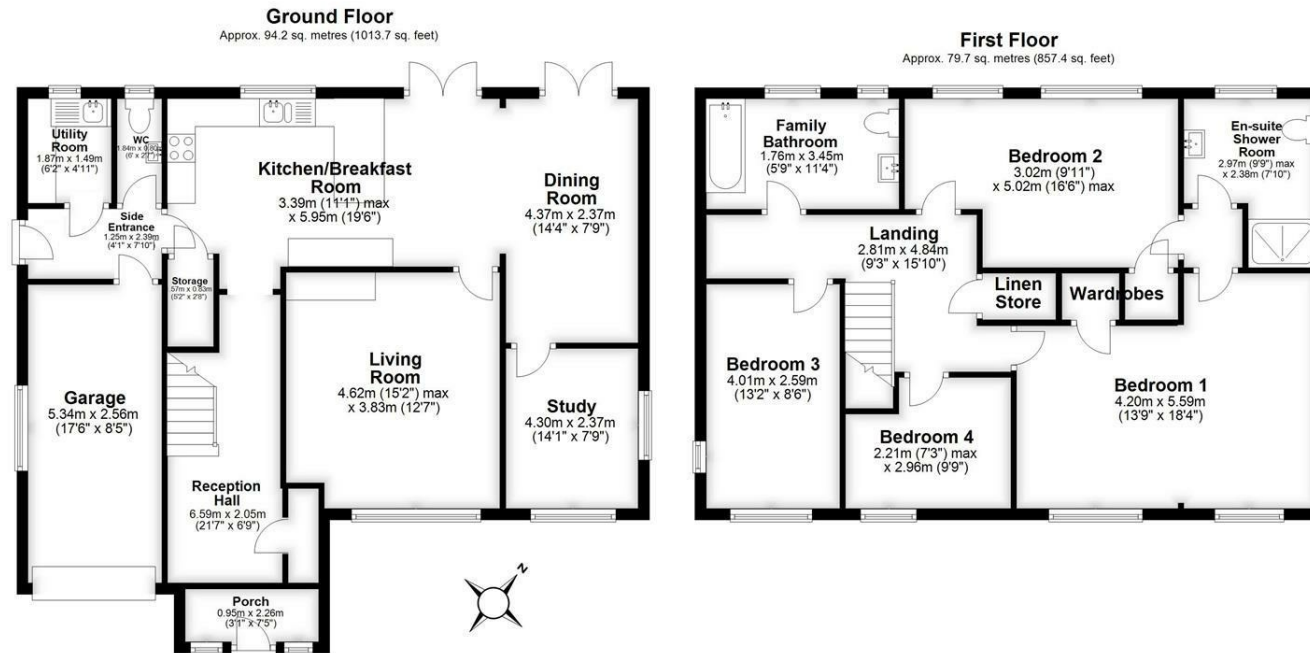
Heating System
Gas Central



Alveston Primary
Hampton Lucy Primary

WHY NOT TAKE
A LOOK INSIDE?
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Total area: approx. 173.8 sq. metres (1871.1 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

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