

Roberts Road, Barton Stacey SO21

Approximate Gross Internal Floor Area = 131.4 sq m / 1414 sq ft



This floor is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, window and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no Guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



13 Roberts Road, Barton Stacey

£530,000 Freehold



This wonderful four-bedroomed semi-detached family home is located on Roberts Road in the popular village of Barton Stacey with excellent proximity to pre-school and primary schools. The well presented accommodation offers a spacious entrance hallway, cloakroom, dual aspect living/dining room, generous kitchen with dining space, a separate reception room that could be used as a dining room, family room or office. The first floor provides a master bedroom with ensuite bathroom, three further bedrooms of which two are doubles and a family shower room. Outside, the property benefits from driveway parking for three cars to the front and an attractive, mature rear garden.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

ACCOMMODATION

Covered porch and front door with side window into:

ENTRANCE HALL

Generous and welcoming entrance hallway with tiled flooring, stairs to first floor, door to under-stairs storage cupboard and solid timber doors throughout to:

CLOAKROOM

Window to rear. Vanity with wash hand basin, WC and heated towel rail.

KITCHEN/BREAKFAST ROOM

Generous kitchen/breakfast room with external door and window to the rear. Tiled flooring. Range of eye and base level cupboards and drawers with work-surfaces over. Inset one and a half bowl composite sink and drainer. Electric Range cooker with Induction hob, glass splashback and extractor over. Space and plumbing for washing machine and either dishwasher or tumble dryer. American style fridge freezer. Water Softener. Door to cupboard housing consumer unit and electric meter. Space for dining.

LIVING/DINING ROOM

Dual aspect room with bay window to the front and French doors providing access to the rear garden. Wood burning stove inset onto a granite hearth. Space for dining.

STUDY/FAMILY ROOM

Window to front. Currently used as a study and family room.

FIRST FLOOR LANDING

Access to a partially boarded loft which extends the full width of the house with a light via and pull down loft ladder. Door to airing cupboard housing hot water cylinder.

MASTER BEDROOM

Window to front and attractive wood panelling to one wall. Door to:

ENSUITE BATHROOM

Window to rear. Panelled bath with shower attachment. Close coupled WC, pedestal hand wash basin and radiator.

BEDROOM 2

Double bedroom with window to front. Two pairs of double doors to built in wardrobe cupboards. Radiator.

BEDROOM 3

Double bedroom with window to rear. Double doors to built in wardrobe cupboard. Radiator.

BEDROOM 4

Window to front. Recess space currently used for storage with shelving. Radiator.

SHOWER ROOM

Window to rear. Corner shower cubicle, close coupled WC, pedestal hand wash basin and heated towel rail.

FRONT GARDEN

Outside at the front of the property there is a tarmac driveway providing parking for three vehicles plus a mature shrub and flower border. A path leads via a side gate to one side of the property and provides access into the rear garden.

REAR GARDEN

The rear garden itself includes an extensive Indian Sandstone patio area adjacent to the rear of the property with retaining wall and steps up to an area of lawn and mature shrub and flower borders with ornamental trees. A raised pathway leads to the rear of the garden with oil tank, garden shed, greenhouse and a separate smaller tool shed.

