



10 Aspen Drive, Barnoldby-Le-Beck, DN37 0ZA
£375,000

Key Features:

- Stunning Four Bedroom Family Home
- Exclusive Aspen Park Development
- Highly Regarded Village Location
- Immaculate Show Home Standard Throughout
- Open Plan Kitchen/Dining Room
- Bay Fronted Lounge
- Study/Playroom
- Luxury En Suite Shower Room & Family Bathroom
- Bespoke Fitted Dressing Room
- Good Sized Rear Garden

Situated within the exclusive Aspen Park development off Bradley Road in Waltham, this impressive four bedroom detached home was built by respected local developers Snape Homes Ltd and offers stylish, contemporary accommodation finished to an exceptional standard.

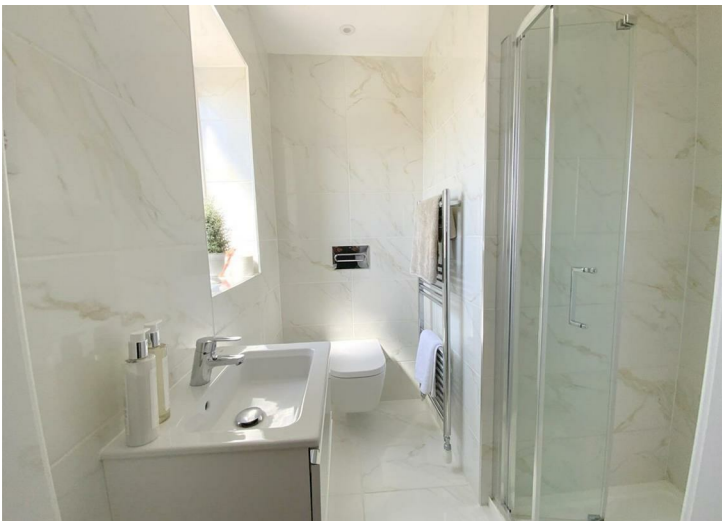
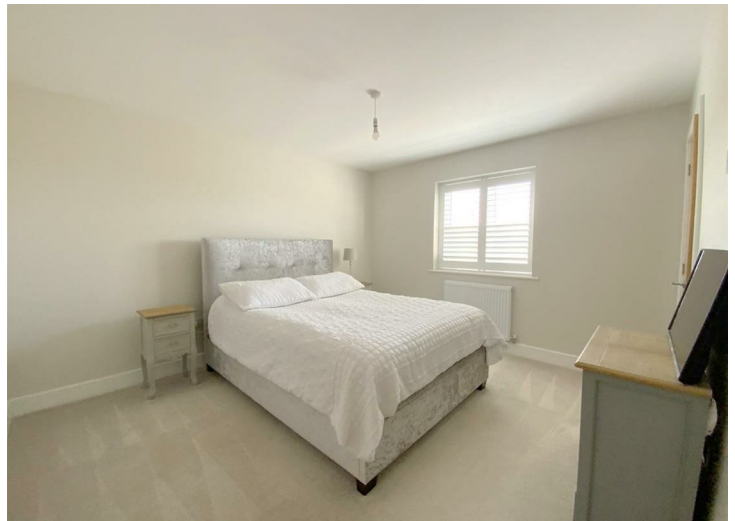
The property opens into a welcoming entrance hall featuring luxury Amtico flooring which continues through into the impressive open plan kitchen/dining room. The bay fronted lounge provides a generous and versatile living space, with the current owners having thoughtfully partitioned part of the room to create a separate playroom or home office area, with French doors opening onto the rear garden.

At the heart of the home is the impressive dual aspect kitchen/dining room, fitted with a comprehensive range of sage shaker style units with wood grain detailing, complemented by quartz work surfaces and a selection of integrated appliances including an oven, microwave, induction hob, fridge/freezer and dishwasher. French doors open onto the rear garden, creating a seamless connection between the indoor and outdoor spaces. A separate utility room provides additional practical space for laundry appliances, while a cloakroom is accessed from the hall.

The first floor offers four well-proportioned bedrooms, including a luxurious principal bedroom with en suite shower room. The remaining bedrooms are served by a beautifully appointed family bathroom. The fourth bedroom has been thoughtfully transformed into a stylish dressing room, recently fitted with bespoke wardrobes and a dressing table, designed and installed by local specialists Haagensen Ltd.

Externally, the property benefits from a good sized rear garden, predominantly laid to lawn with a full width paved patio area providing an excellent space for outdoor entertaining. A driveway provides off-road parking and leads to the detached single garage, fitted with an electric roller door.

The property is ideally placed for access to Waltham village centre, offering a wide range of amenities, while also being situated within the catchment area for well-regarded local schools. This exceptional home combines quality craftsmanship, thoughtful design and a desirable village location, offering an ideal opportunity for those seeking a stylish and contemporary family residence within a highly regarded development.



LOUNGE

17'4" x 11'3" (5.30 x 3.44)

STUDY/PLAYROOM

11'3" x 6'4" (3.44 x 1.95)

KITCHEN/DINING ROOM

24'4" x 11'3" (7.42 x 3.44)

UTILITY ROOM

6'3" x 5'0" (1.92 x 1.54)

CLOAKROOM

6'3" x 3'1" (1.91 x 0.95)

FIRST FLOOR

BEDROOM 1

12'5" x 11'2" (3.80 x 3.41)

EN SUITE

6'3" x 5'7" (1.92 x 1.72)

BEDROOM 2

12'6" x 11'4" (3.82 x 3.47)

BEDROOM 3

11'2" x 9'1" (3.41 x 2.77)

BEDROOM 4/DRESSING ROOM

9'0" x 8'0" (2.75 x 2.45)

FAMILY BATHROOM

7'8" x 5'7" (2.34 x 1.71)

TENURE

FREEHOLD

COUNCIL TAX

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

