

CANON PRICE ROAD, BARFORD CV35 8EQ



A majestic looking, three storey, five bedroom, modern home in a popular village location. With a good sized garden to the rear, a detached double garage and driveway parking for four vehicles. Plans drawn up for a two storey extension, subject to Planning Consent.

Internal viewing strongly recommended to appreciate the size and finish of the property on offer.

- Detached Modern Home
- Plans for Two Storey Extension (STPP)
 - Living Room, Dining Room
- Fitted Kitchen with Granite Worktops
 - Master Bedroom with En-Suite
 - Guest Room with En-Suite
- Two Further Double Bedrooms
 - Fifth Bedroom/Study
 - Good Sized Garden
 - EPC - B (84)

5 BEDROOMS

PRICE GUIDE £650,000

Set in a small development we have for sale a large five bedroom family home. Finished to a high standard throughout and with the benefit of a separate living room and dining room, a modern fitted kitchen with granite work surfaces, a separate utility room and a downstairs WC to the ground floor.

Plans have been drawn up for a two storey extension, subject to Planning Consent.

To the first floor there is the master bedroom with en-suite shower room, a guest bedroom with en-suite shower room and a fifth bedroom/study. To the second floor there are two good sized double bedrooms and a bathroom.

Outside to the front there is a detached double garage and parking for at least four cars. To the rear is a good sized lawned garden.

The house is Cat5 networked throughout with wiring for highspeed Internet and Media Services with cabling for external CCTV. The Garage has additional power supply for workshop equipment.

The village of Barford has great road links to the A46 and M40, a well respected nursery and primary school, a community run and award winning village shop along with two pubs and an Indian restaurant. Voted in the top ten villages in Warwickshire this pretty village is incredibly desirable.

Entrance

Entrance to the property is via a solid door which leads in to the entrance hall. With limestone flooring and with neutral decor to walls and ceiling. Gas central heating radiator, various electric sockets, phone point and there is a light point to ceiling.

Understairs storage which also houses the controls and wiring for the high speed Internet and media services.

Downstairs WC

Continuation of flooring and decor and being fitted with a white wc, chrome heated towel rail and a pedestal wash hand basin. Light point and extractor to ceiling

Living Room 19'1" x 11'2" (5.837 x 3.409)

Solid oak flooring and with neutral decor to walls and ceiling. Double glazed window to front elevation and double glazed, double French doors to rear elevation giving access out in to the garden. Two light points to ceiling, gas central heating radiator, various electric sockets and TV point.

Dining Room 10'10" x 8'10" (3.320 x 2.701)

Continuation of the limestone flooring from the entrance hall and with neutral decor to walls and ceiling. Double glazed window to front elevation, gas central heating radiator, electric sockets, TV point and phone point. Light point to ceiling.

Fitted Kitchen 16'10" x 10'1" (5.136 x 3.091)

Accessed off an inner hallway and having a continuation of the limestone flooring from the entrance hall and with neutral decor to walls and ceiling. Double glazed, double French doors to rear elevation giving access in to the garden. Double glazed windows to side and rear elevation. LED spotlights to ceiling as well as under wall mounted cupboards, gas central heating radiator.

The kitchen is fitted with a quality kitchen of floor and wall mounted units in a stone colour, shaker style frontage with a high gloss chrome handle and black granite work surface which continues over the windowsill. Integrated full size fridge freezer, integrated stainless steel, Rangemaster oven with 6 gas burners, stainless steel splash back with a Rangemaster extractor above, integrated full sized dishwasher and a stainless steel under surface mounted sink with one and a half bowls. Dining is available in the kitchen via a solid wood, breakfast bar with light point above.

Electric sockets, fused switches, TV point and phone point.

Utility Room

Also accessed off the inner hallway which has a continuation of the flooring and decor, glazed door to side elevation giving access out in to the garden, chrome LED spotlights to ceiling and there is a gas central heating radiator. Fitted with a double floor unit and two wall units to match those in the kitchen, granite worksurface, space and plumbing for washing machine, space for tumble dryer and fitted with a one and a half bowl sink with chrome hot and cold mixer tap.

First Floor Landing

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and decor, gas central heating radiator and there is a light point to ceiling. Solid white painted doors to all rooms.

Master Bedroom 19'1" x 11'2" (5.833 x 3.423)

Continuation of carpet and decor, double glazed windows to front and side elevation, gas central heating radiator, light point to ceiling, various electric sockets, TV point, dressing area.

En-Suite Shower Room

Being tiled to floor and to ceiling height in the shower reducing to half height around the remainder of the room with an obscure double glazed window to rear elevation, LED spotlights to ceiling and extractor to high level. Fitted with a chrome heated towel rail, shaver point, toilet, pedestal wash hand basin with chrome hot and cold mixer tap and a large walk in shower with chrome shower.

Bedroom Two 12'6" x 10'4" (from wardrobe) (3.833 x 3.154 (from wardrobe))

Continuation of carpet and decor, double glazed windows to front elevation, gas central heating radiator, light point to ceiling, various electric sockets, TV point, two alcoves which would be perfect for fitted wardrobes.

En-Suite Shower Room

Being tiled to floor and to ceiling height in the shower with an obscure double glazed window to rear elevation, LED spotlights to ceiling and extractor to high level. Fitted with a chrome heated towel rail, shaver point, toilet, pedestal wash hand basin with chrome hot and cold mixer tap and a large walk in shower with chrome shower.

Bedroom Five/Home Office 6'10" x 7'6" (2.108 x 2.304)

With wooden flooring and with neutral decor to walls and ceiling, double glazed window to front elevation, LED spotlights to ceiling, gas central heating radiator, a number of electric sockets and a phone point.

Second Floor Landing

Carpeted stairs lead up from the first floor landing to the second floor landing. Arched, picture window to half level and Velux window to ceiling height. Continuation of carpet and neutral decor, light point to ceiling. Airing cupboard housing a large hot water tank and provides storage. Solid white painted doors to all rooms.

Bedroom Three 17'3" x 11'1" (5.266 x 3.391)

Continuation of carpet and decor, double glazed windows to front and side elevation giving attractive views over open countryside, A Velux window to rear elevation. Two gas central heating radiators, various electric sockets and a TV point and there is a light point to ceiling. Fitted desk set into the window alcove.

Bedroom Four 17'3" x 11'1" (5.266 x 3.391)

Continuation of carpet and decor, double glazed windows to front and side elevation, A Velux window to fitted to rear elevation. Two gas central heating radiators, various electric sockets and a TV point and phone point and there is a light point to ceiling. Fitted desk set into the window alcove

Bathroom

Tiled flooring and to full height around the bath and shower. Obscure glazed Velux window to ceiling height, light point to ceiling, chrome heated towel rail, white toilet, pedestal wash hand basin and bath with chrome shower and additional waterfall shower head.

Outside

To the rear of the property is a large lawned garden being fully enclosed and with a paved patio. Outside tap and light. A paved pathway leads down the side of the property where a full height gate gives access round to the front.

To the front of the property there is driveway parking for four cars and a detached double garage. The garage is accessed from the front by two up and over doors and from the garden by a glazed door. There is cement flooring, lighting and an improved power supply to accommodate workshop equipment.

Services

All mains services are believed to be connected.













