

225 Barugh Lane,
Barugh Green S75 1LN

OFFERS AROUND
£575,000



THIS SUPERB INDIVIDUAL UPSIDE DOWN FOUR BEDROOM FAMILY HOME HAS BEEN CLEVERLY DESIGNED TO MAXIMISE ITS WONDERFUL LOCATION. SITTING BEHIND SECURE ELECTRIC GATES ON AN ENVIABLE PLOT WITH A VERY LARGE GARDEN BEHIND, DRIVEWAY PARKING FOR MULTIPLE VEHICLES AND A GARAGE -THIS PROPERTY MUST BE VIEWED TO BE FULLY APPRECIATED. FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 6'5" x 4'6" max

You enter the property through a part glazed timber door into a charming welcoming entrance hallway. There is grey vinyl plank flooring underfoot and a carpeted staircase ascends to the first floor. A door leads to the ground floor bedroom.

BEDROOM FOUR 9'8" x 12'8" max

This practical, tastefully decorated ground floor bedroom can be found to the front of the property with a window looking out to the front garden and driveway. There is ample space for freestanding items of bedroom furniture. Doors lead to the ensuite W.C. and hallway.

**EN SUITE WC 4'9" x 3'4" max**

Usefully located just off the ground floor bedroom this contemporary ensuite W.C. is fitted with a concealed cistern low level W.C. and a wall mounted hand wash basin with mixer tap. There is grey wood effect vinyl flooring underfoot and spotlights to the ceiling. A door leads to the bedroom.



FIRST FLOOR HALLWAY 8'6" x 20'8" max

A carpeted staircase ascends from the front door to the first floor hallway. This L-shaped hallway stretches the length of the property and has doors leading to the three bedrooms, lounge, dining room/snug, kitchen and house bathroom.

LOUNGE 16'2" x 21'2" max

This stunning room really has the wow factor with its tasteful décor, sloping high ceiling, and panoramic views from the sliding patio door which gives access to the garden. There is an abundance of space to accommodate lounge furniture and a decorative fireplace with logs as a focal point (this could be used as a gas fire subject to modifications being made). Doors lead to the dining room and first floor hallway.



DINING ROOM / SNUG 12'11" x 23'3" max

This second reception room has dark wood laminate flooring underfoot and is used by the current owners as a dining room and another lounge area which enjoys views out to the garden and the picturesque landscape beyond. Glazed roof panels flood the space with natural light. Doors lead to the lounge and the breakfast kitchen.



BREAKFAST KITCHEN 12'2" x 17'1" max

This country style kitchen is fitted with green painted base and wall units, wood effect laminate worktops, white tiled splashbacks and a ceramic sink and drainer with a mixer tap. A gas range cooker with a stainless steel canopy hood over creates a fabulous cooking solution. There is an integrated dishwasher and spaces for other appliances including a washing machine, tumble dryer and American style fridge freezer; these may be available to purchase by negotiation. A large island to the centre offers extra storage and provides an informal dining solution. A large cupboard houses the property's boiler and provides storage for household items. A large window offers views out into the rear garden. An external timber door gives access to the side garden and internal doors lead to the first floor hallway and dining room.



BATHROOM 8'2" x 8'0" max

This good sized contemporary bathroom is fitted with a four piece white suite comprising of a low level W.C., corner bath, modern maple and cream vanity unit with an integral basin with mixer tap over and a corner shower enclosure with a thermostatic mixer shower. Ivory ceramic tiles with a decorative border adorn the walls and coordinating cream floor tiles run underfoot. A mirrored cabinet offers some storage. A chrome heated towel radiator and spotlights complete the look. A door leads into the hallway.



BEDROOM ONE 12'4" x 16'4" max

This fabulous, spacious master bedroom is beautifully presented and is bathed in natural light from three windows which look out to the front of the property. There is plenty of space for freestanding bedroom furniture items. Doors lead to the first floor hallway and ensuite.



ENSUITE 9'0" x 5'1" max

This boutique style ensuite shower room is fitted with a black wood range of vanity units incorporating storage drawers, shelving and mirrors with a square ceramic hand wash basin with mixer tap, a low level W.C. and a double walk in shower enclosure with a thermostatic mixer shower. Cream ceramic floor tiles complement the beige wall tiles which have a striking mosaic border. A chrome heated towel radiator and spotlights to the ceiling complete the room. An obscure window allows natural light to enter and a door leads through to the bedroom.



BEDROOM TWO 13'0" x 11'3" max

Located to the front of the property with a window overlooking the front driveway and gardens, this double bedroom has ample space for freestanding bedroom furniture. It has neutral décor and a spotlight bar light fitting. A door leads to the first floor hallway.



BEDROOM THREE 9'7" x 13'0" max

This good sized third double bedroom is again located to the front of the property with a window overlooking the driveway. It has a crystal chandelier light fitting and neutral décor. A door leads to the first floor hallway.

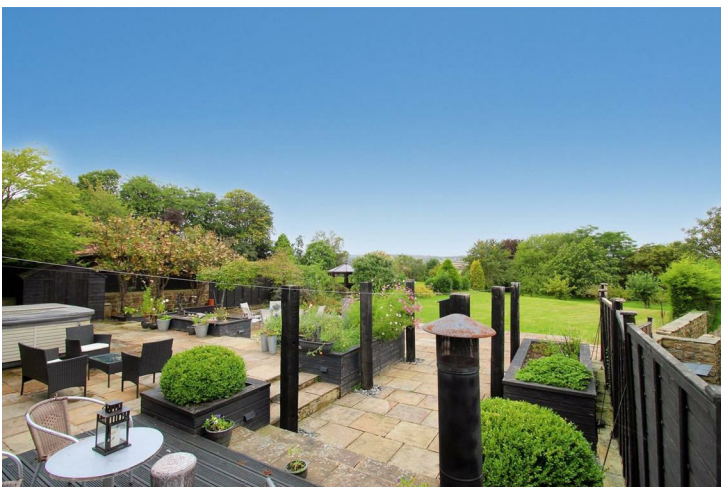
FRONT, GARAGE & PARKING

The property sits within a private gated development of just two houses with electric security gates set well back from the road. The block paved driveway leads to a double garage which has an electric roller shutter door, light and power. The expansive driveway allows room for parking multiple vehicles. A lawned garden with well established planted borders sits in front of the house and a path runs round either side of the property giving access to the rear garden.



GARDENS & LAND

Hidden behind the property is a superb far reaching garden which starts with a stunning generous raised patio area adjacent to the house just perfect for al fresco dining, and relaxing in the hot tub. Stone built planters provide some colour and a garden shed is there ready to store garden items. Steps lead down to a generous undulating lawn which stretches down to an orchard at the bottom. A separate side garden leads to a shed which is the ideal place to store a ride on lawnmower (included in the sale). A further paved area just outside the property's side door is a lovely place for sitting under a pergola and enjoying a morning brew.





~ Agent Notes ~

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

~ Paisley Properties ~

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

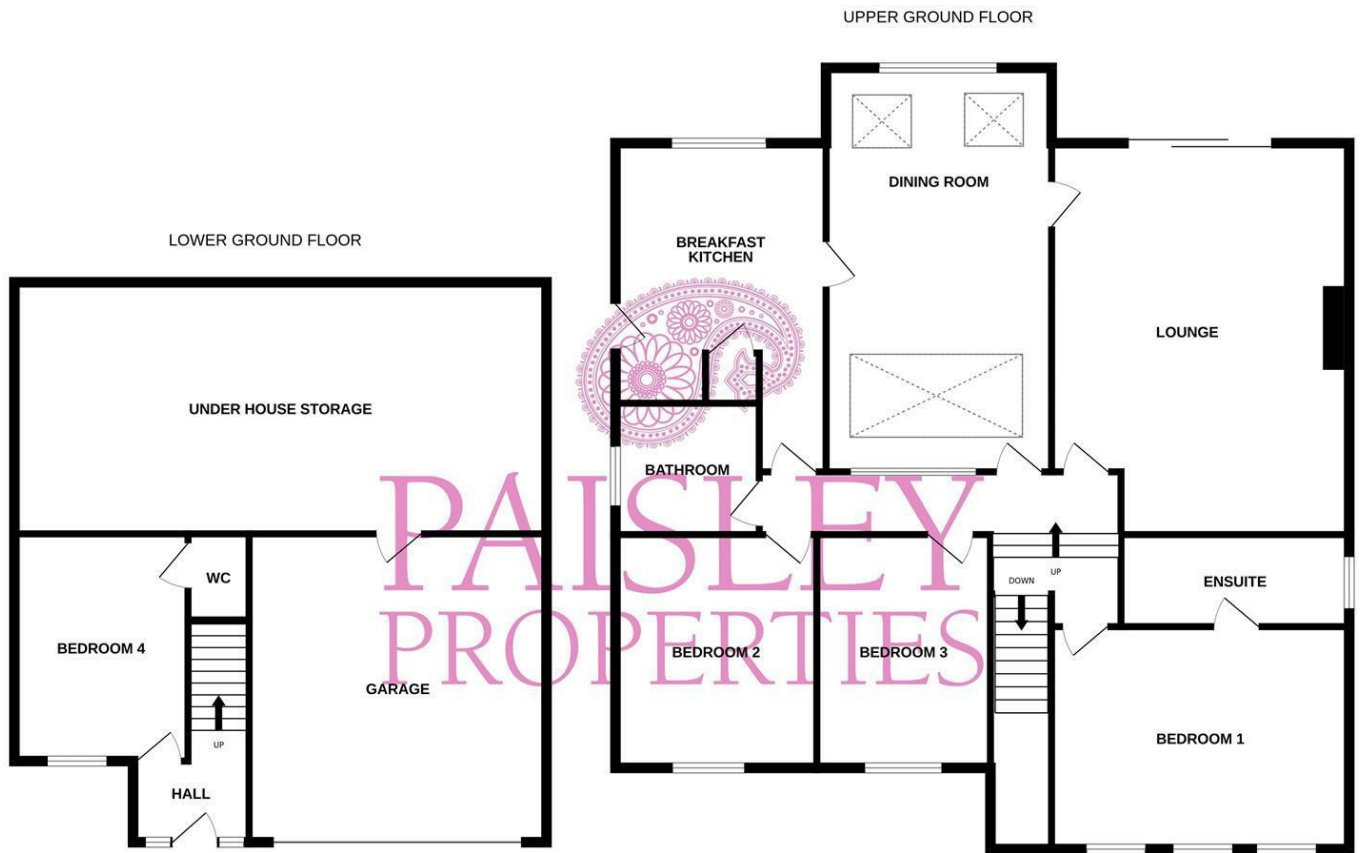
~ Paisley Mortgages ~

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

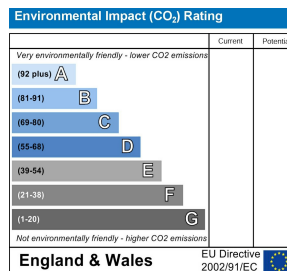
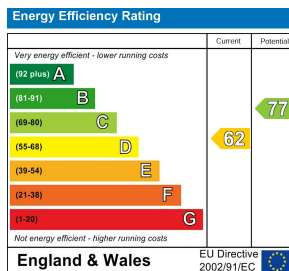
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ Paisley Surveyors ~

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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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