



### 1 Kingsfield Farm

Barnoldby-le-Beck  
DN37 0SB

£520,000

Crofts Estate Agents are delighted to bring to the market this attractive four bedroom detached house which oozes in curb appeal and can be found nestled right in the heart of this very sought after village location. Part of a select courtyard development the house is just a stones throw from the well renowned local pub and restaurant with other amenities a short drive away to Waltham. The property whilst looking prominent from the road has a very private southerly facing rear garden with the bonus of ample off road parking and detached double garage to the side. Boasting all the rooms you would want and expect from a detached modern home, including some quirky features creating a farmhouse/cottage feel. The accommodation offering open plan kitchen diner and living area with a feature fire place with log burner, includes additional features of utility, master bedroom with modern en-suite and dressing area. This property is one not to be missed and therefore early viewing is advised.

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#### **Entrance hall**

A large and spacious hallway featuring a quarry style tiled floor and one hundred and eighty degree return spindle staircase rising to the first floor. There are two radiators, deep under stairs storage cupboard. white painted walls, solid wood front door, two wood double glazed window and smoke alarm.

#### **Lounge**

21' 5" x 13' 5 (6.54m x 4.08m)

A lovely sized room with two double glazed front windows and two sets of French double glazed doors into the patio. The focal point of the room is a marble fire surround with matching hearth housing a log burner. There are two radiators, pendant light, four wall lights, carpet and painted walls with feature chimney breast.

#### **Dining room/Snug**

11' 9" x 11' 1 (3.59m x 3.38m)

Situated to the front of the house with a radiator and two double glazed windows this room has the flexibility to be used as a second lounge area. The room has carpet, white painted walls, wall mounted electric fire and pendant light.

#### **Study**

6' 2" x 6' 0 (1.87m x 1.84m)

With a radiator and a double glazed window the study is a useful addition and makes working from home a real possibility. The room has white painted walls, carpet and pendant light.

#### **Kitchen/diner/lounge**

29' 8" x 12' 11 (9.03m x 3.94m)

A fabulous space forming the hub of this delightful family home. Featuring a quality range of hand crafted oak units with complementary work surfaces incorporating a Belfast style sink and a solid granite draining board. There is a matching free standing central island unit with new granite worktops recently fitted, leaded glass displays, open shelving and a Farmhouse style cooker housing with oak mantel, tiled inlay and Rangemaster Farmhouse style cooker with electric hot plates, four ring hob and two double ovens with extractor fan over. Built in appliances include a fridge freezer, plumbing for a washing machine and there is under lighting to the units. The kitchen has a ceramic tile floor and a solid wood floor continues through into a large family dining/sitting area featuring a magnificent exposed brick fireplace set on a raised brick hearth with log burner inset. The room has three radiators, five wood double glazed windows, a stable door leading into the rear garden and an original pine half glazed door into the Utility Room.

#### **Utility room**

6' 9" x 7' 7" (2.07m x 2.32m)

A large utility room with a ceramic tile floor, work surfaces with white tiled splash backs, a sink unit, plumbing for appliances and space for freestanding tall fridge freezer, washing machine and dryer. There is a radiator, two double glazed windows, stable door into the rear garden, cream painted walls, large storage cupboard, extractor fan, two pendant lights and alarm panel.

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### **Cloakroom**

6' 9" x 4' 4 (2.06m x 1.33m)

Comprising a close coupled WC, corner hand basin, a radiator, pendant light, cream painted walls and a frosted wood double glazed window.

### **Stairs and Landing**

An attractive carpet landing with two double glazed windows, pendant lighting and a radiator. There is a built in airing cupboard housing an unvented hot water system with pressurised tank. The area has cream painted walls and a secondary alarm panel.

### **Master bedroom**

18' 1" x 10' 10" (5.5m x 3.3m)

Recently revamped, this master bedrooms offers an abundance of floor space and has been reconfigured over the years to offer a modern en-suite and dressing area space with built in wardrobe. The bedroom also has another fitted sliding door wardrobe, as well as three wood double glazed windows, carpet, modern decor, radiator, four down lights and loft access.

### **En suite**

10' 10" x 6' 11" (3.3m x 2.1m)

Recently replaced, this modern bathroom suite, which has been supplied by the highly regarded local business, Sarah Anderson design,. The en-suite boasts a large walk in shower with waterfall shower head, WC, vanity basin and tiled flooring to compliment.

### **Bedroom Two**

13' 5" x 14' 1 (4.08m x 4.30m)

With a part sloping ceiling, built in wardrobe and a double glazed Velux window with fitted blind the second bedroom also has cream walls, carpet, radiator and three down lights.

### **Bedroom Three**

12' 12" x 9' 3 (3.95m x 2.81m)

The third bedroom has a built in double wardrobe, wood double glazed window to the rear, laminate flooring, painted walls, pendant light, TV point and radiator.

### **Bedroom Four**

9' 5" x 9' 0 (2.87m x 2.75m)

The last bedroom is a good size with two wood double glazed windows to the rear. The room has laminate flooring, radiator, white painted walls, four down lights and TV aerial.

### **Bathroom**

11' 1" x 6' 1 (3.37m x 1.85m)

Featuring a white suite comprising a close coupled WC pedestal hand basin and large panel jacuzzi bath with shower over and glass screen. There is tiled flooring, panelling to dado height, a radiator, three down lights and a frosted double glazed window.

### **Store room**

6' 9" x 4' 4 (2.06m x 1.33m)

An out building the store provides a useful addition with plastered walls, pendant light and concrete floor.

### **Double garage**

18' 9" x 17' 5 (5.72m x 5.32m)

The detached double garage offers two up and over doors and two wood double glazed windows to the garden side. The garage has power and light and eaves storage.

### **Front garden**

With a picket style wood fence the front of the property is set back from the road behind smart lawn, some mature shrubs set in neat blue slate borders with offerings of Laurel hedging to the front and sides.

### **Rear Garden**

The rear garden is a lovely secluded area with a southerly aspect offering a good degree of privacy with six foot minimum boundaries on each side. There is a generous amount of slab patio area across the back of the property providing an excellent entertainment area with lawn taking the garden to its distant rear boundary. Around the garden are maturing plants set in blue slate borders with a log store to the far corner.

### **Parking**

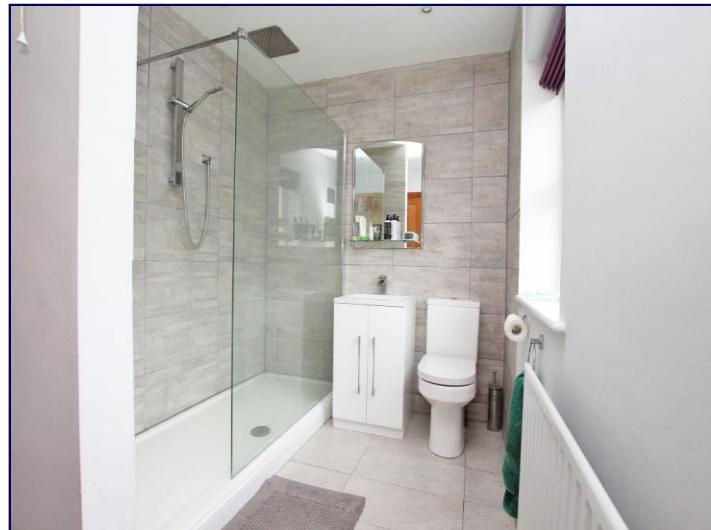
By the garage the driveway provides further space for three - four parked cars on block paved hard standing

### **Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### **Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.



## Viewing

By appointment only, telephone 01472 200666

## Council Tax Information

Band F: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

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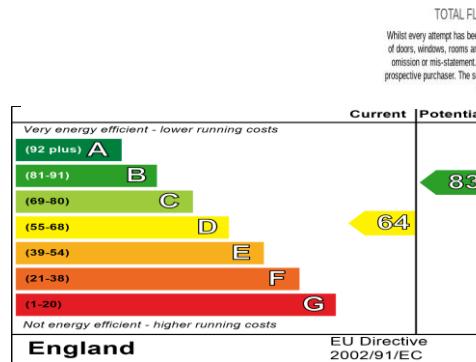
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