



16 Barn Elms

Cablesforth
YO8 8GY

Offers over
£350,000



- MODERN EXECUTIVE DETACHED FAMILY HOME
- SIX BEDROOMS
- THREE BATHROOMS
- WELL PRESENTED THROUGHOUT
- SPACIOUS ACCOMMODATION
- KITCHEN WITH INTEGRATED APPLIANCES
- SEPARATE UTILITY
- SITUATED ON A SMALL DEVELOPMENT
- OPEN VIEWS TO THE REAR
- VIEWING HIGHLY RECOMMENDED





****MODERN EXECUTIVE HOUSE ON SMALL DEVELOPMENT WITH OPEN VIEWS TO THE REAR**** Providing extensive and well presented accommodation throughout the property comprises:- downstairs cloakroom, living room, kitchen with integrated appliances, separate utility, six bedrooms, en-suite shower to bedroom 1, Jack and Jill bathroom to bedrooms 2 and 3 and a further house bathroom.

Front entrance door with glazed side panel and storm porch over leading into:-

Entrance Hall

4.56m x 2.78m max (14'11" x 9'1" max)

With stairs off to the first floor. Oak flooring which continues into the living room. Personal door to the garage. Radiator.

Cloakroom

1.86m x 0.88m (6'1" x 2'10")

Having a white suite comprising wc and wash hand basin. Radiator.

Living Room

5.83m x 3.20m (19'1" x 10'5")

Being of a dual aspect with a window to the front elevation and double doors leading into the rear garden. Having a multi fuel burner set on an indian stone hearth with a beam mantel over. Two radiators.

Kitchen / Diner

6.72mmax x 3.30m max (22'0"max x 10'9" max)

Having a good range of cream fronted base and wall units. Complimentary

wooden block effect work surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap over. Integrated electric oven with gas hob and glass extractor hood over. Integrated fridge and dishwasher. Window to the side elevation and french doors leading into the rear garden. The dining area has a further window to the rear elevation.

Utility

2.00m x 1.97m (6'6" x 6'5")

With base units and work surfaces matching those in the kitchen. Single drainer stainless steel sink unit with mixer tap over. Plumbing for washing machine. Window to the side elevation and a radiator.

1st Floor Landing

Galleried Landing with a window to the front elevation and a radiator. Doors off to 4 bedrooms and bathroom.

Bedroom 1

5.86m max x 4.93m (19'2" max x 16'2")

Having two windows to the side elevation and two radiators.

En Suite Shower

2.37m x 1.83m (7'9" x 6'0")

Having a white suite comprising shower cubicle, inset wash hand basin with storage beneath and a wc. Chrome ladder style towel rail / radiator.

Bedroom 2

5.26m max x 2.62m (17'3" max x 8'7")

Having a window to the rear elevation and a radiator. Wash hand basin and access to the Jack and Jill bathroom shared with Bedroom 3.



Bedroom 3

4.72m max x 3.01m (15'5" max x 9'10")

Having a window to the rear elevation and a radiator. Wash handbasin and access to the Jack and Jill bathroom.

Jack and Jill Bathroom

2.79m x 1.5m (9'1" x 4'11")

Having a white suite comprising panelled bath and wc. Window to the rear elevation and radiator.

Bedroom 4

3.25m x 2.29m (10'7" x 7'6")

Having a window to the front elevation and a radiator.

Bathroom

2.84m x 2.02m (9'3" x 6'7")

Being part tiled and having a white suite comprising panelled bath, large separate shower cubicle with rainfall shower head, wash hand basin and a wc. Window to the front elevation and a radiator.

2nd Floor Landing

With doors off to bedrooms 5 and 6

Bedroom 5

3.60m x 4.02m max (11'9" x 13'2" max)

Having windows to the front and rear elevations and a radiator.

Bedroom 6

3.60m x 3.10m (11'9" x 10'2")

Having a window to the rear elevation and a radiator.

Outside

To the front is a block paved area providing off road parking and access to the double garage. The rear garden is enclosed and laid mainly to lawn with views over open farmland.





176 SQ.M (1894 Sq ft.)
(Not including garage)

Approximate Total Floor Area



All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	
(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	

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