



**For Sale**

**110 Hanwood Park Avenue, Barton Seagrave**

**Offers In The Region  
Of £450,000**

|                                                                                   |   |
|-----------------------------------------------------------------------------------|---|
|  | 5 |
|  | 2 |
|  | 1 |

**This stunning five bedroom detached family home is located in a popular area. Comes complete with driveway parking and a garage.**

Located on the popular Hanwood Park development is this great size five bedroom detached family home. There is a choice of great local primary and secondary schools and all of the usual amenities are nearby. Upon entering this property you step into a great size hallway the guest cloakroom is leading off from this space. You will find two reception rooms to the front of the property. One is being used as a work from home office. The sitting room is a great space there is a large window to the front letting in plenty of light. In the kitchen/family room there are double doors leading onto the patio section of the garden. There are plenty of low low level and wall mounted kitchen cabinets and most of the kitchen appliances are integral, you will find a utility room leading off from this space. On the first floor there is a good size landing. The master bedroom has built in storage and an ensuite bathroom. There are three further double bedrooms and a good size single. You will also find a well appointed family bathroom on this level too. Outside the property there is driveway parking and a garage. To the rear of the property there is a good size well manicured garden. Please contact your local agent MIRANDA MENZIES for more information.

**Miranda Menzies**

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Property and Services information.

Mobile Coverage: 4G coverage is available in the area please check with the provider.

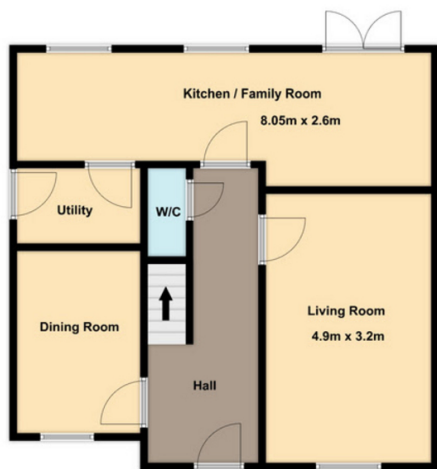
Broadband Availability: Ultrafast broadband (FTTC) is available in this area.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom->



**The Property Experts UK**

01536609970



**Ground Floor**



**First Floor**

- An impressive five bedroom detached house.
- Stunning condition throughout.
- Close to all of the usual amenities.
- Guest cloakroom.
- Driveway parking.
- Large open plan kitchen/family room.
- Two reception rooms.
- EPC rating B.
- Two bathrooms.

Free SD export  
floorplanner

