



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Hockney Avenue, Barton Seagrave NN15

"Coveted Cul De Sac"

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## "Coveted Cul De Sac"

A smart exterior and a stylish interior combine to create this lovely detached home situated in the most desirable cul de sac. Wicksteed Park, Schools and Barton Hall are all within easy reach as well as attractive walks very close by. The accommodation includes an entrance hall, guest cloakroom, a social, free flowing kitchen/dining room with Granite worksurfaces and a living room with patio doors to the garden. Upstairs there is a principal bathroom and four bedrooms, three of which are double sized, the main bedroom with ensuite. Outside the well kept garden features a lawned fore garden, private driveway leading to a single garage and well kept, enclosed rear garden. An exceptional home and setting.

**Living Room** - 4.39m x 3.23m (14'5" x 10'7")

**Dining Room** - 3.07m x 2.62m (10'1" x 8'7")

**Kitchen** - 4.34m x 2.54m (14'3" x 8'4")

**Guest WC** - 1.93m x 0.74m (6'4" x 2'5")

**Bedroom One** - 4.32m x 2.62m (14'2" x 8'7")

**Ensuite** - 1.98m x 1.65m (6'6" x 5'5")

**Bedroom Two** - 3.63m x 2.39m (11'11" x 7'10")

**Bedroom Three** - 3.84m x 2.54m (12'7" x 8'4")

**Bathroom** - 2.13m x 1.65m (7'0" x 5'5")

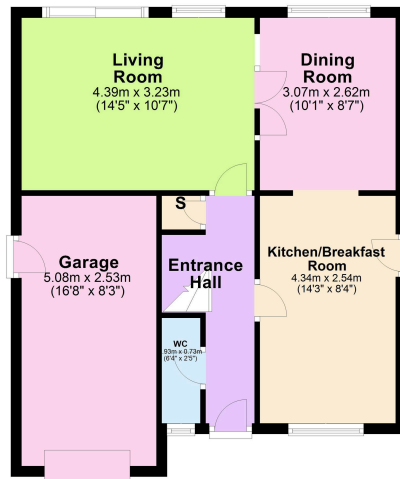
**Bedroom Four** - 2.77m x 2.49m (9'1" x 8'2")





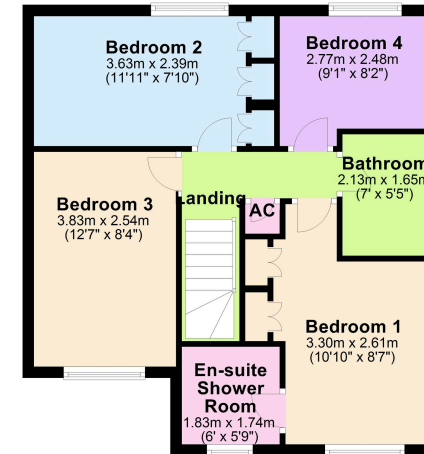
- Detached House
- Double Glazed
- Parking and Single Garage
- Ensuite and Family Bathroom
- Guest Cloakroom
- Cul De Sac Location
- EPC RATING: PENDING
- COUNCIL TAX: D

**Ground Floor**  
Approx. 55.4 sq. metres (596.3 sq. feet)



Total area: approx. 105.3 sq. metres (1133.3 sq. feet)

**First Floor**  
Approx. 49.9 sq. metres (537.0 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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