





\*\*\*\* DOUBLE FRONTED  
DETACHED COTTAGE ON A  
CORNER PLOT \*\*\*\* This is a  
unique opportunity to  
purchase a character  
property in the highly  
regarded village of  
Brailsford. In brief the  
property offers a hall,  
lounge, dining room, fitted  
kitchen, utility room, three  
double bedrooms and  
bathroom with both bath  
and shower cubicle. Front  
and side gardens, rear drive  
and a single garage.  
INTERNAL VIEWING IS  
HIGHLY RECOMMENDED.



 **ABODE**  
SALES & LETTINGS

## HALL

Entrance door into the hall with stairs to the first floor, wood effect floor and doors to -

## LOUNGE

12'6 x 11'11

Ornamental recessed fireplace, sash style windows to the front and rear elevations and a radiator.

## DINING ROOM

12'11 x 12'4

Ornamental recessed fireplace, wood effect flooring, radiator, built-in storage cupboards, understairs storage cupboard, sash-style window to the front elevation and open through to the kitchen.

## KITCHEN

12'10 x 9'9

Fitted wall mounted, base and drawer units with work surfaces and a breakfast bar. Electric oven and hob, stainless steel sinks with mixer tap, built-in display cabinets and wine rack. Wood effect flooring, sash-style window to the rear elevation and glass panelled door giving access to the rear of the property and the drive.

## UTILITY ROOM

5'9 x 2'11

Wood effect flooring, appliance space and plumbing for a washing machine and a window to the side elevation.

## CLOAKROOM

5'0 x 3'0

Window to the side elevation, wood effect flooring and wall mounted electrical fuse box.



## FIRST FLOOR LANDING

Loft access, window to the rear elevation and doors to -

## BEDROOM 1

12'5 x 9'3

Radiator sash-style windows to the front elevation.

## BEDROOM 2

12'9" x 9'4"

Radiator, sash-style window to the front elevation.







### BEDROOM 3

9'9 x 9'4

Radiator, sash-style window to the rear elevation.

### BATHROOM

9'8 x 6'5

Bath with central taps with shower attachment, shower cubicle with mains shower, wash hand basin, low flush wc, radiator and sash-style window to the rear elevation.

### OUTSIDE

The property stands in a corner plot position offering lawns to the front and side with fruit tree and hedgerow boundary, paved patio and side storage area.

Rear driveway for a number of vehicles leading to a single garage with up and over door.





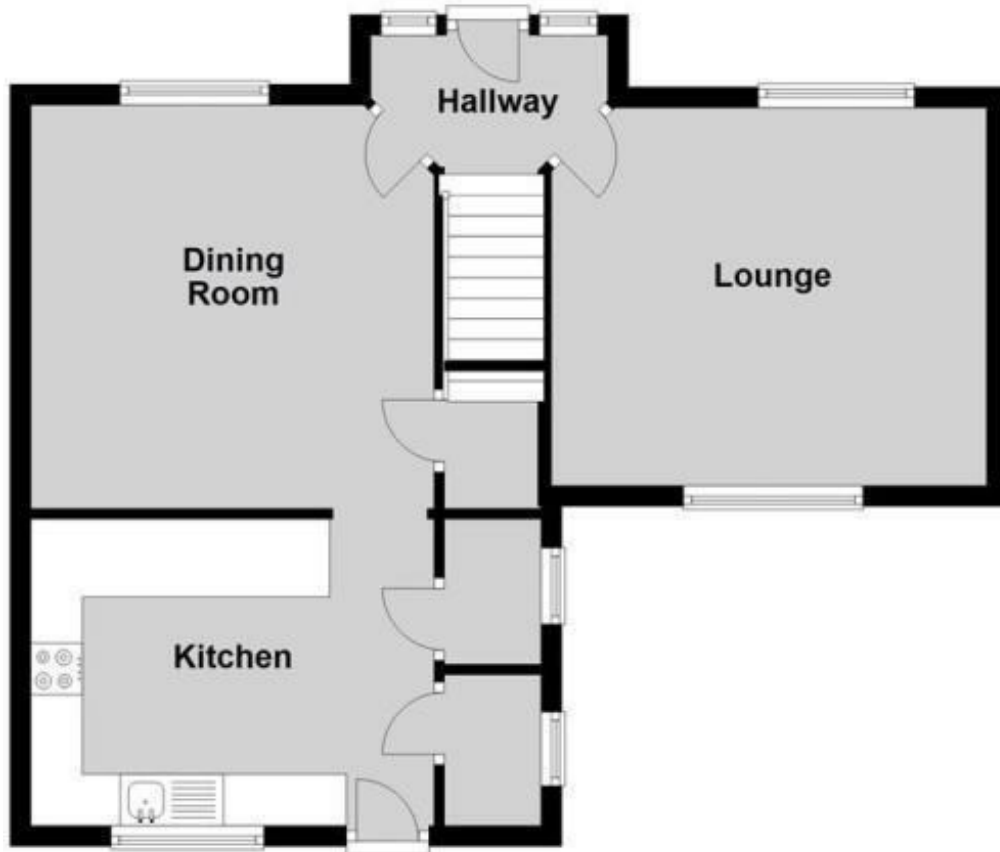






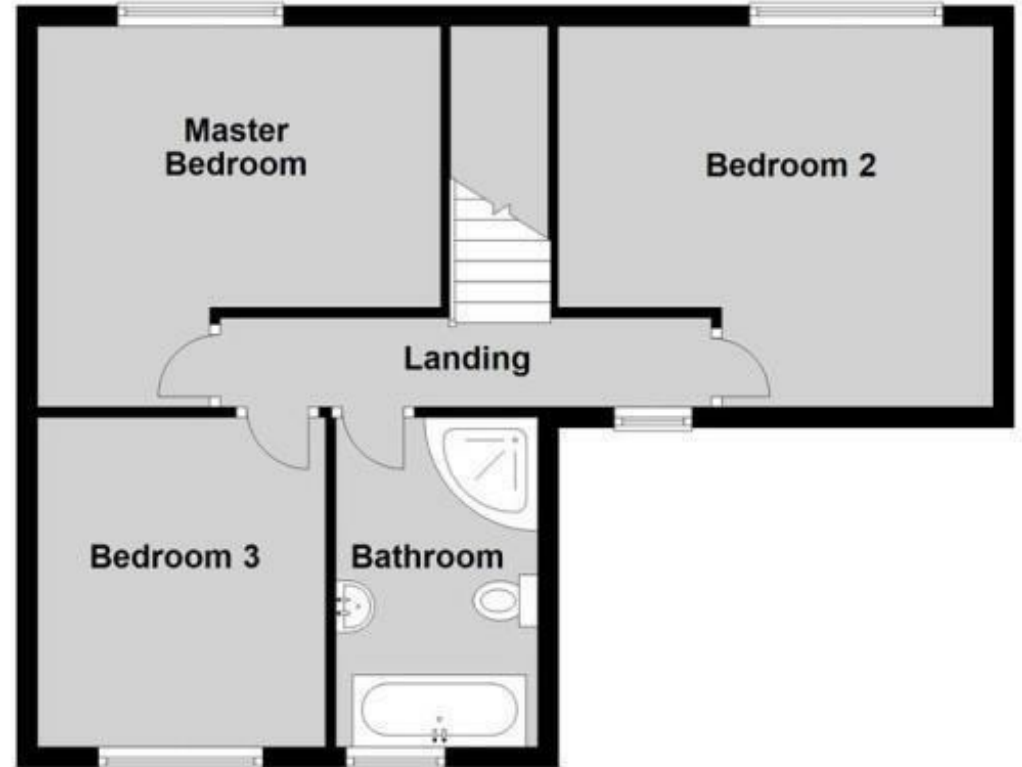
### Ground Floor

Approx. 52.0 sq. metres (559.5 sq. feet)



### First Floor

Approx. 50.1 sq. metres (539.5 sq. feet)



Total area: approx. 102.1 sq. metres (1099.0 sq. feet)

