





**** GOOD SIZE FAMILY HOME WITH MODERN FITTED BREAKFAST KITCHEN AND THREE RECEPTION ROOMS ****
BRIZLINCOTE VALLEY **** This is a well presented family home in a popular location offering ample parking and a double garage. In brief the property offers an entrance hall, guest cloakroom, lounge with doors through to the dining room and a study/family room. Modern fitted breakfast kitchen with separate utility room. Four first floor bedrooms, master with an en suite shower room and a family bathroom with bath and separate shower. Ample parking to the front and a double garage, enclosed rear garden with paved seating areas and terraced lawns.



Reception Hallway

Entrance door into the hall with stairs to the first floor, storage cupboard, radiator and doors to -

Cloakroom

Low flush wc, wash hand basin, radiator and upvc double glazed window.

Lounge

Two upvc double glazed french doors to 'Juliette' balconies, two radiators, tv aerial and telephone point. Adam style feature fireplace with inset Living Flame gas fire.

Study/Family room

Upvc double glazed window to front elevation, radiator, tv aerial point and telephone point. Double doors to -

Dining Room

Upvc double glazed window to rear elevation and radiator.

Kitchen

Fitted wall and floor mounted units with quartz work surfaces and a sink and drainer unit. Integrated stainless steel double oven, electric hob and extractor hood over, integrated dishwasher, space for an American style fridge freezer. two radiators and two upvc double glazed windows, door to the utility room.

Utility room

Fitted units with work surfaces and sink and drainer unit. Plumbing and space for a washing machine and further appliance space. Radiator and a door to the garden.



Galleried Landing

Airing cupboard, loft access, radiator and doors to -

Master bedroom

Two upvc double glazed windows, two radiators and tv aerial point.

En suite

Shower cubicle, wash hand basin, low flush wc, radiator and upvc double glazed window.







Bedroom Two

Upvc double glazed window to front elevation and central heating radiator

Bedroom Three

Upvc double glazed window to rear elevation and radiator.

Bedroom Four

Upvc double glazed window to rear elevation and radiator.

Bathroom

Panel enclosed bath, low flush wc, wash hand basin, separate shower, radiator and upvc double glazed window.

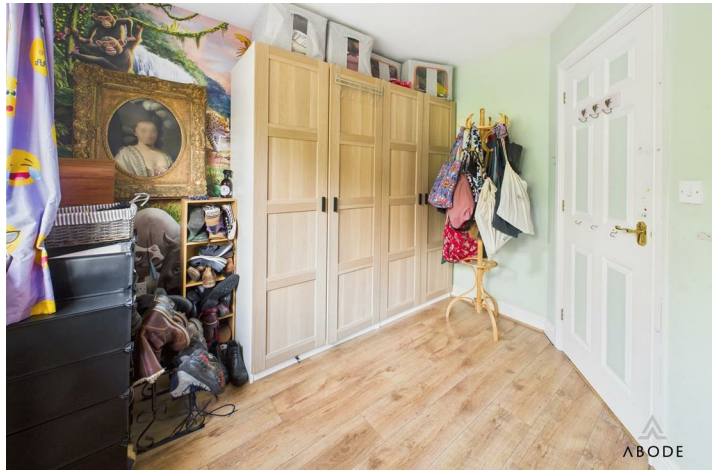
Double Garage

Two up and over doors, power and lights.

Garden

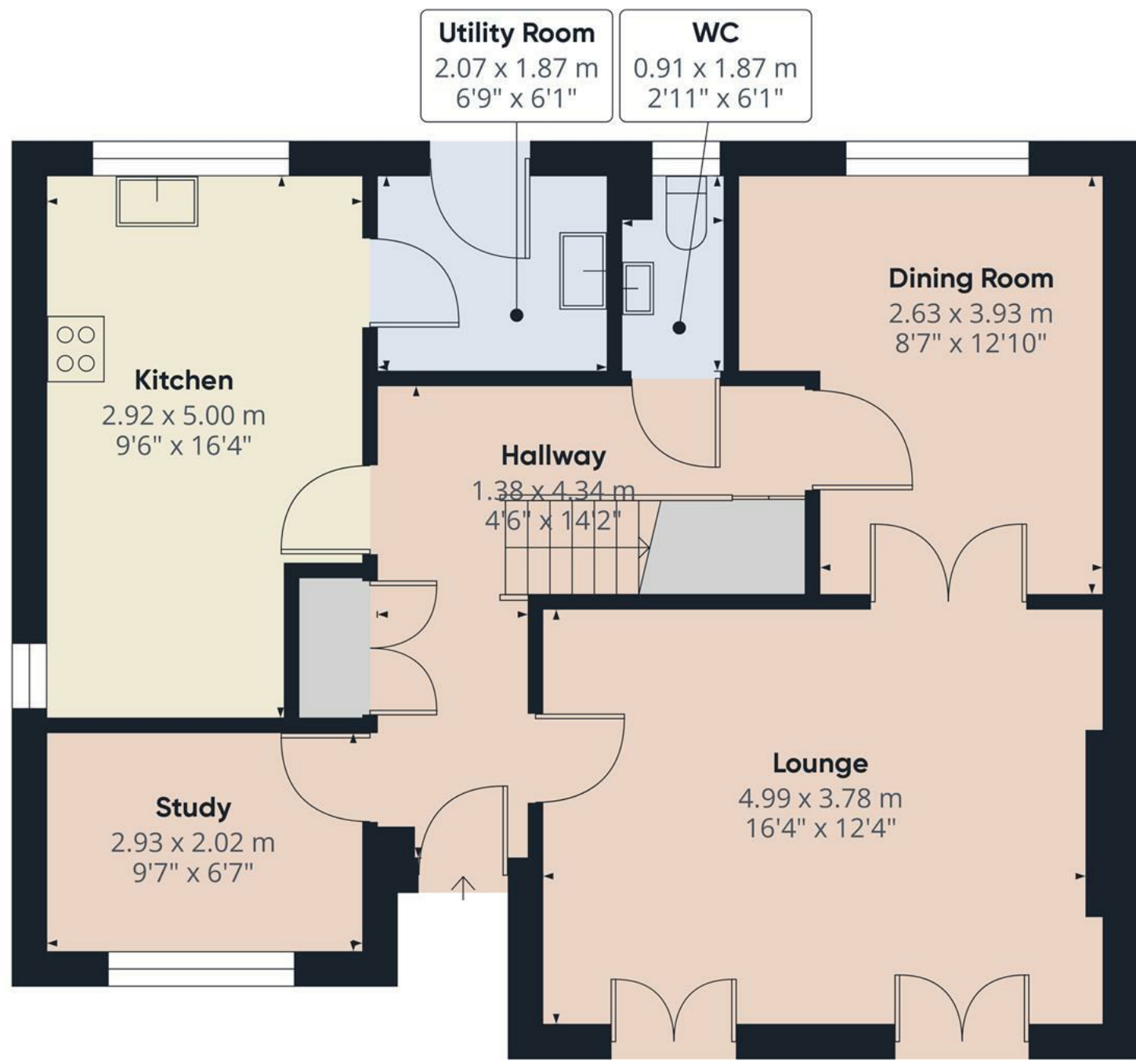
Good size paved patio with steps up to the terrace lawns.











Floor 0

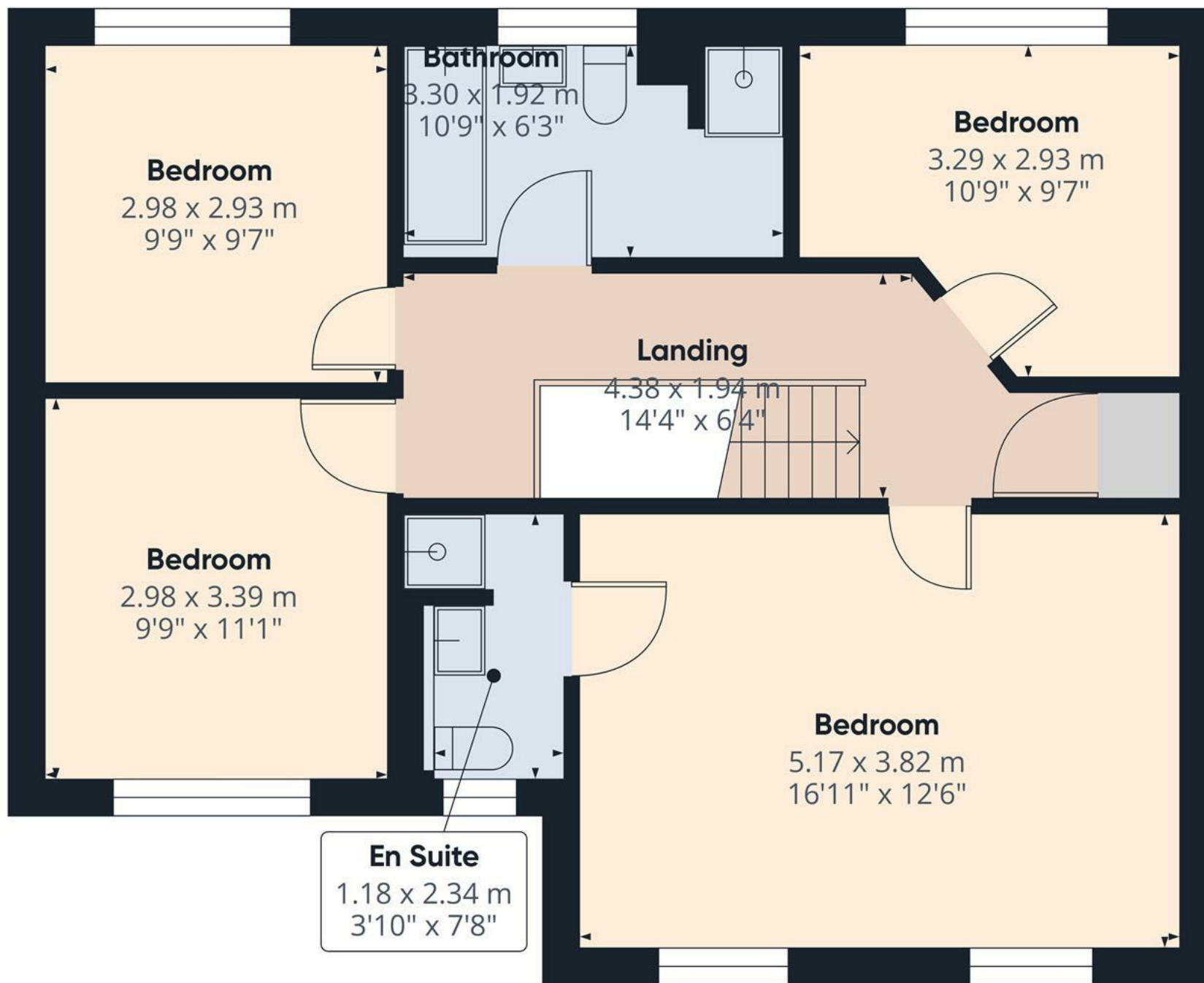
Approximate total area⁽¹⁾
68.61 m²
738.51 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾

64.44 m²

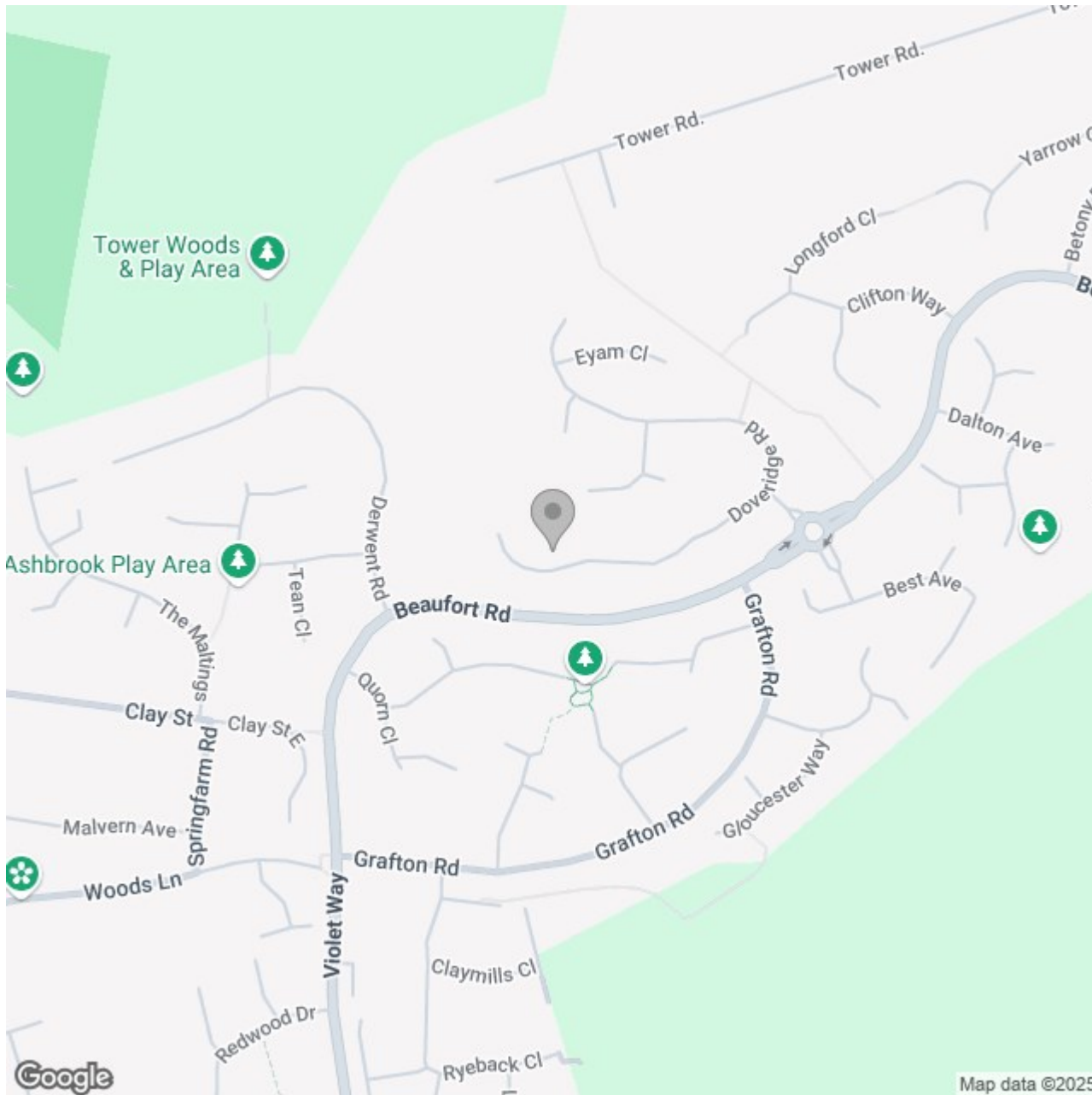
693.63 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(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 