

4 Bedroom(s), Detached House, Freehold

Bracken Close, Branton.



- 3D Virtual Tour Available
- Modern Kitchen Diner
- Ground Floor W/C And Utility Room
- Four Double Bedrooms & En Suite to Master
- Detached Double Garage Driveway allowing for Off Road Parking

- Detached Executive Family Home
- Three Reception Rooms
- Office
- Front and Rear Gardens
- Sought After Location

£465,000
For Sale

Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available - Welcome to this executive and well presented family home. This is a large, spacious family 4 bedroomed home at the end of a cul de sac with no through traffic overlooking a green open space at the front and backing on to woodlands at the rear. We have lived here from when the house was newly built in 2000 and love the quiet and peaceful nature of the area.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 36.14 SQ. METERS (387.1 SQ. FT.)
EXCLUDED AREAS: GARAGE 27.14 SQ. METERS (291.4 SQ. FT.)
PATIO: 21.14 SQ. METERS (227.4 SQ. FT.)
TOTAL: 166.14 SQ. METERS (1795.9 SQ. FT.)

FLOOR: 1

SIZES AND DIMENSIONS FOR APPROXIMATE, ACTUAL ONLY VARY.



Entrance Hall



Kitchen Diner



Utility Room



Lounge



Dining Room



Conservatory



Office

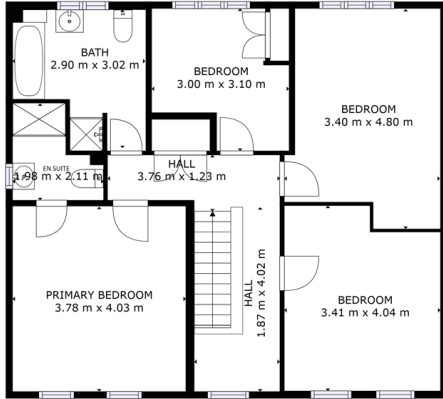


Ground Floor W/C



First Floor

Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 90 m², FLOOR 2: 78 m²
 EXCLUDED AREA: GARAGE: 27 m²
 PATIO: 21 m², PORCH: 4 m²
 TOTAL: 165 m²

FLOOR 2



Master Bedroom With En Suite



Bedroom Two



Bedroom Three



Bedroom Four



Family Bathroom



Exterior

Front Aspect



Rear Garden





Detached Double Garage



Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £1303.66 year to Nov 23 (Usage excl any govt subsidies)

Average Annual Gas Bills- £1931.58 year to Nov 23 (Usage excl any govt subsidies)

Average Annual Water Bills - £206.76 - 6 months to June 23, est 12 months 442.48

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - Gas Boiler with radiators

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - August 2022

Boiler Location - Utility room

Approximate Electricity Heating System Installation Date - September 2000

Approximate Electrical System Test Date - N/A

Fires/Heaters - Gas

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

