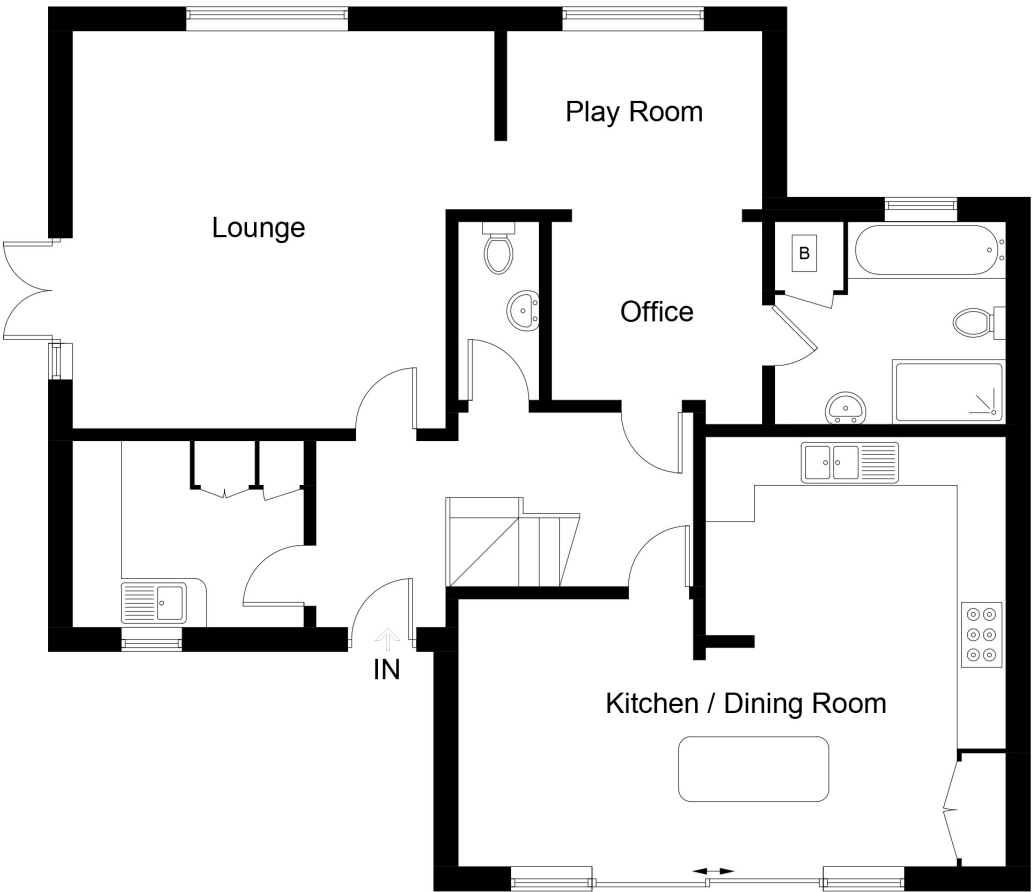


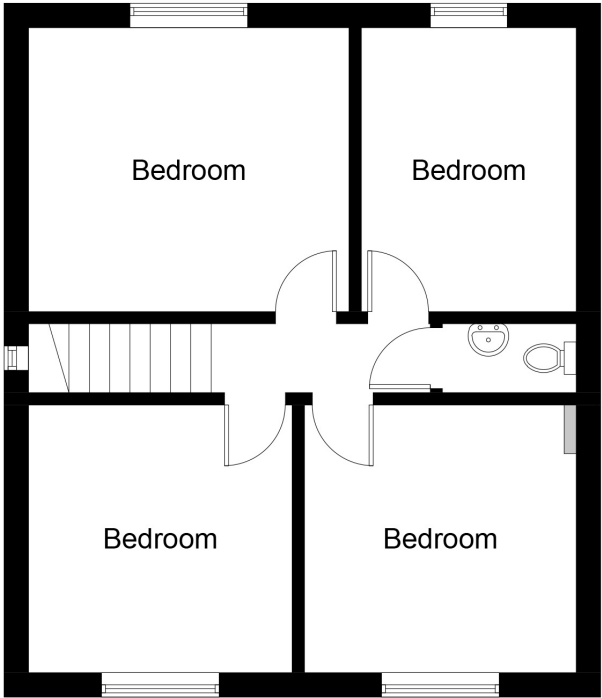


9 Broadcroft Avenue

Approximate Gross Internal Area = 151.8 sq m / 1634 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	75	80
EU Directive 2002/91/EC		

For illustrative purposes only. Not to scale. ID1240071
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision



This stunning four Bedroom semi detached house sits in fully screened, corner plot gardens in the heart of this popular semi rural village and is presented in show home condition. Recently extended and fully refurbished to an exacting standard, this glorious home needs to viewed to be fully appreciated. Located within walking distance of the local primary school, public transport links, parkland and open countryside, the spacious and well designed accommodation briefly comprises; Reception Hall, two Cloakrooms, Stunning Kitchen/Dining/Family Room with island, integrated appliances and bi folding doors, Utility Room, Sitting Room, Study/Playroom, four double Bedrooms and sumptuous four piece Bathroom. Outside, there are private lawned Gardens with Porcelain patios, a detached Garage with electric door and driveway parking behind secure double gates. This beautiful property was extended and refurbished to be the owners forever home, hence the quality of workmanship and fittings.



ROOM DESCRIPTIONS

Reception Hall
Entered via hard wood door. Herringbone patterned engineered Oak flooring. Stairs to first floor accommodation. Upright radiator. Doors to Utility Room, Sitting Room, Cloakroom, Study/Playroom and Kitchen/Dining/Family Room.

Utility Room
Fitted with a range of wall and base units with quartz work surfaces over. Inset one and a half stainless steel sink with swan neck mixer tap over. Large larder style storage cupboards. Heated towel rail and vinyl floor covering. UPVC double glazed window to front.

Sitting Room
17' 0" x 16' 1" (5.18m x 4.90m) max
Large built in display cabinet with feature lighting. UPVC double glazed French doors to side and UPVC double glazed window to rear. Radiator and opening to Study/Playroom.

Play Room
Feature half panelled walls. UPVC double glazed window to rear. Opening to Study.

Study
8' 5" x 7' 1" (2.57m x 2.16m)
Herringbone pattern Engineered Oak flooring. Radiator and door to ground floor Bathroom.

Bathroom
Tiled and fitted with a four piece white suite comprising: panelled bath with mixer taps, "jacuzzi" feature, large walk in shower with thermostatic rainfall and handheld shower, large vanity unit with storage and inset handwash basin with mixer taps and tiled splashbacks and low level W.C. Tiled wood effect flooring, heated towel rail and extractor fan. Airing cupboard housing "alpha" combi boiler. UPVC double glazed window to rear.

Cloakroom
Feature half wall panelling. Fitted with a white suite comprising: vanity unit with inset hand wash basin and mixer taps and low level W.C. Tiled floor.

Fabulous Open Plan Kitchen/Dining/Family Room

Kitchen Area
17' 5" x 9' 9" (5.31m x 2.97m)
A fabulous space with an extensive range of wall, base and larder units with solid wood work surfaces and upstands over. Inset double ceramic sink and drainer with swan neck mixer tap. Feature range cooker with extractor over, Integrated dishwasher and space for an American style fridge/freezer. A quartz surfaced feature island provides additional storage and seating area with lighting over.

Dining/Family Area
11' 4" x 9' 8" (3.45m x 2.95m)
Large UPVC double glazed sliding doors opening on to a raised porcelain patio. Feature bar area with additional wall and base units with wooden work surfaces over. Herringbone patterned engineered Oak flooring. Upright radiator.

First Floor Landing
Loft access with ladders. UPVC double glazed window to side. Doors to All Bedrooms and Cloakroom.

Bedroom One
13' 1" x 11' 7" (3.99m x 3.53m)
Feature wall panelling. Radiator and UPVC double glazed window to rear.

Bedroom Two
10' 10" x 11' 0" (3.30m x 3.35m)
Feature wall panelling. Radiator and UPVC double glazed window.

Bedroom Three
10' 10" x 10' 11" (3.30m x 3.33m)
Radiator and UPVC double glazed window to front.

Bedroom Four
11' 6" x 8' 9" (3.51m x 2.67m)
Radiator and UPVC double glazed window to rear.

Cloakroom
Fitted with a white suite comprising: vanity unit with inset basin and mixer tap with tiled splashbacks and low level W.C. Engineered oak flooring.

Corner Plot Gardens
Fully enclosed by timber panel fencing and natural hedging with gated access to the front and double gated access to the driveway and Garage at the rear. The sizeable Gardens and predominantly laid to lawn with Porcelain tiled pathway and raised patio. There is a further paved patio to the side and a concrete driveway.

Garage
Electric roller door. Lighting and power connected.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: TBC

