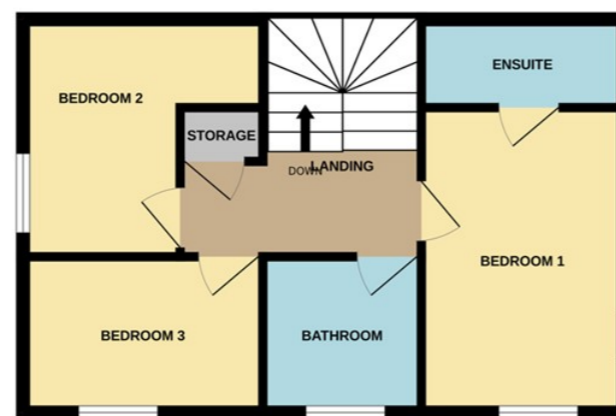
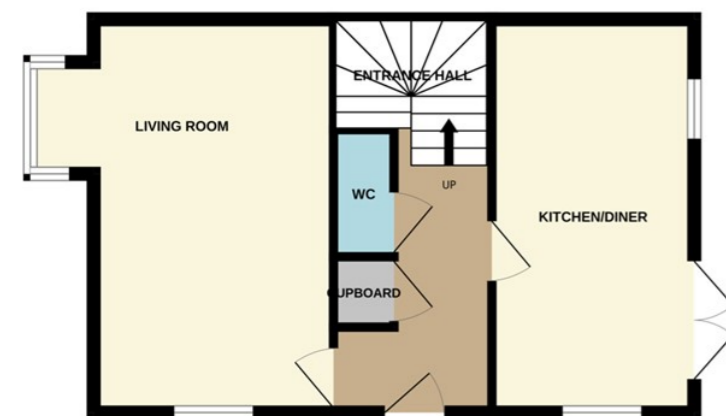




**10 Bramble Close, Newborough PE6 7RP**

**£300,000**



\*\*\* BEAUTIFULLY PRESENTED \*\*\* " Located in the village of Newborough, this 3 bedroom detached home is turn key ready. Featuring a garage, driveway, entrance hall which has had an additional cupboard built in, cloakroom, living room with bay window, modern kitchen/diner with French doors out onto the garden, 3 bedrooms with an ensuite to bedroom one and family bathroom. Viewings are highly recommended to appreciate this home and the countryside feel the surrounds bring. EPC Energy Rating - B/Council Tax Band - C".

## ENTRANCE

Door to front and built in cupboard.

## KITCHEN / DINER

8' 6" x 16' 4" (2.59m x 4.98m) (approx)  
Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, gas hob, plumbing for a washing machine, space for a freestanding fridge/ freezer. Wall mounted combi boiler and radiator. Window to side, window to front and French Doors leading out to the garden.

## LIVING ROOM

9' 9"(min)(2.97m)12' 8" (into bay) x 16' 4" (3.86m x 4.98m) (approx) Bay window to side, window to front, TV point and 2 x radiator.

## CLOAKROOM

2' 7" x 5' 5" (0.79m x 1.65m) (approx)  
Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator.

## FIRST FLOOR LANDING

Loft access and radiator.

## BEDROOM 1

8' 7" x 12' 9" (2.62m x 3.89m) (approx)  
Window to front, window to side, TV point and radiator.

## EN- SUITE

3' 2" x 8' 8" (0.97m x 2.64m) (approx)  
Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail.

## BEDROOM 2

6' 7"(min)(2.01m) 10' 0"(MAX) x 9' 2" (3.05m x 2.79m)(approx) Window to side and radiator.

## BEDROOM 3

6' 7" x 10' 0" (2.01m x 3.05m) (approx)  
Window to front and radiator.

## BATHROOM

6' 5" x 6' 8" (1.96m x 2.03m) (approx)  
Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to front.

## OUTSIDE

Walled and fenced garden with rear access to driveway and garage.

## GARAGE

Stand alone with driveway in front for 2 cars

## AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

## AGENT NOTES

Trustgreen are the management company that charge an annual service charge £258.35 from February 2025.

