

**4 Bedroom(s), Detached House, Freehold**

**Bracken Close, Branton. DN3.**



- 3D Virtual Tour Available
- Modern and Contemporary Breakfast Kitchen
- Conservatory
- Four Double Bedrooms En Suite to Master
- Family Bathroom

- Stunning Detached Family Home
- Open Plan Lounge and Dining Room
- Ground Floor W/C
- Integral Garage and Driveway Allowing for Three Cars
- Rear Enclosed Garden with Patio and Sitting Areas

**£395,000**

**For Sale**

*Book your viewing today* Tel: 01302 247754

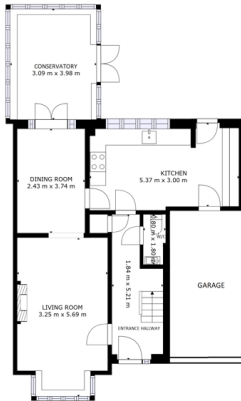


## Owner's View

**OWNER'S VIEW:** It's a home we have enjoyed as a couple and a family over the last 21 years. It's unbelievably peaceful and is not overlooked; fields to the rear and a wooded green to the front. Excellent walks in open countryside are lovely! For prospective buyers with young children, the primary school is excellent and within walking distance. Additionally the secondary school and private school are within a short drive. A post office and local shop are within walking distance as are two pubs and a wine bar. We've enjoyed the great space the home has offered us and the master and second bedrooms are exceptionally spacious. It's been perfect for our family time, studying, working from home, and we've enjoyed fantastic parties there too for which the downstairs layout is ideal if required. We've enjoyed looking after it and have maintained it to a very high standard throughout.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 40.10 m<sup>2</sup>, FLOOR 2: 47.47 m<sup>2</sup>  
TOTAL: 87.57 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Dining Room



Conservatory



## Breakfast Kitchen



## Lounge



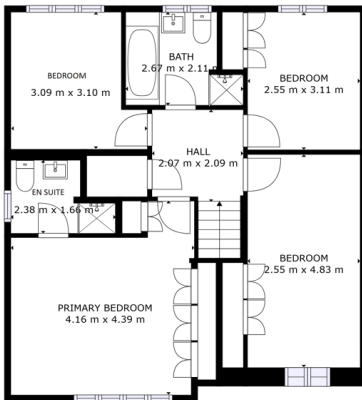


## Ground Floor W/C



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 66 m<sup>2</sup>, FLOOR 2: 67 m<sup>2</sup>  
TOTAL: 133 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

## Master Bedroom with En Suite



## Second Bedroom





**Third Bedroom**



**Fourth Bedroom**



**Family Bathroom**



**External**

**Front Aspect**



**Rear Garden**



**Property Information**

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

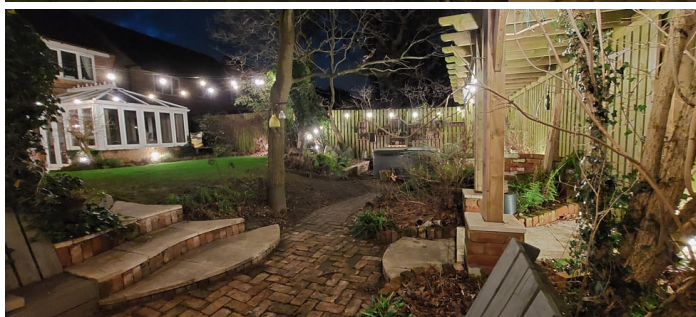
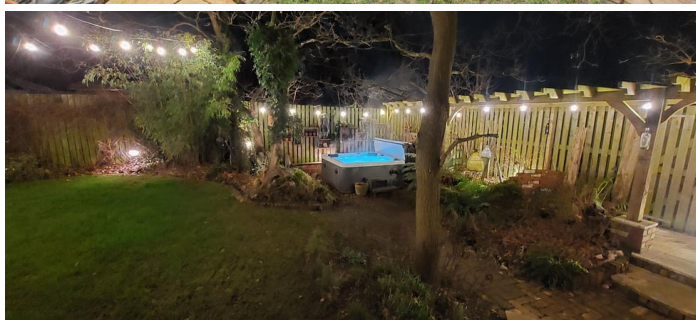
Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators





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.

Approximate Heating System Installation Date - 7/1/2019

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date - 1/1/2000

Boiler Location - Garage

Approximate Electrical System Installation Date - 1/1/2000

Approximate Electrical System Test Date - Various works done in 2019

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

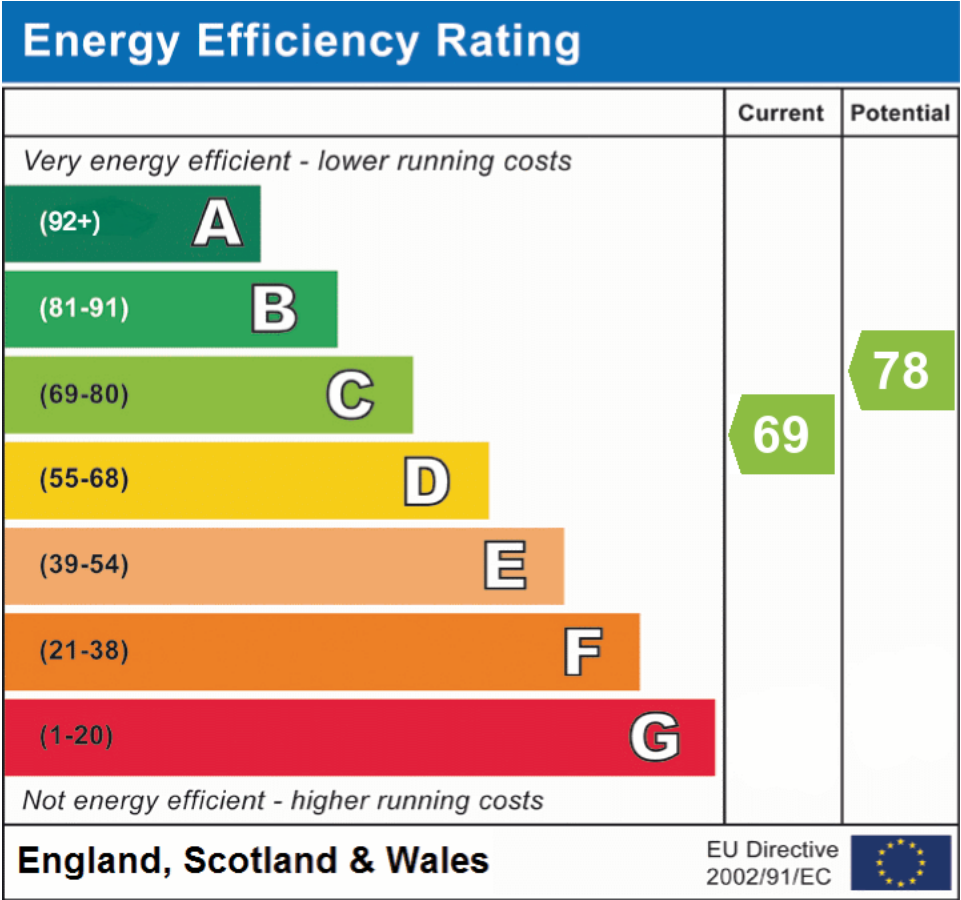
Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in

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## Energy Performance Certificate



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.