

4 Bedroom(s), Detached House, Freehold

Bracken Close, Branton.



- 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

£400,000

Reduced

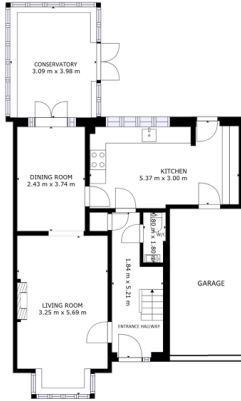
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...This four, double bedroom home is situated in a peaceful and enviable location and is a wonderful place to call home. With open fields to the rear, and a woodland green to the front of the property, the home is exceptionally well maintained and decorated.

Ground Floor

Floor Plan



FLOOR 1
GROSS INTERNAL AREA
FLOOR 1: 165 m², FLOOR 2: 47 m²
TOTAL: 212 m²
SIZES AND DIMENSIONS GIVEN APPROXIMATE, ACTUAL MAY VARY.



Dining Room



Conservatory

Breakfast Kitchen



Lounge



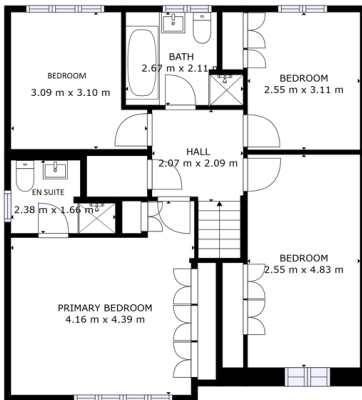
Ground Floor W/C



Second Bedroom

First Floor

Floor Plan



GRAND INTERNAL AREA
FLOOR 1: 66 m², FLOOR 2: 67 m²
TOTAL: 133 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Third Bedroom

Master Bedroom with En Suite



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

Average Annual Electricity Bills - £1200 - (With Car charging and Hot Tube use.)

Average Annual Gas Bills - Approx. £900

Average Annual Water Bills - £400

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - Boiler 2019, radiators original

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - Boiler 2019, tank original

Boiler Location - Garage

Approximate Electrical System Installation Date - 2000

Approximate Electrical System Test Date - Various works done in 2019

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	