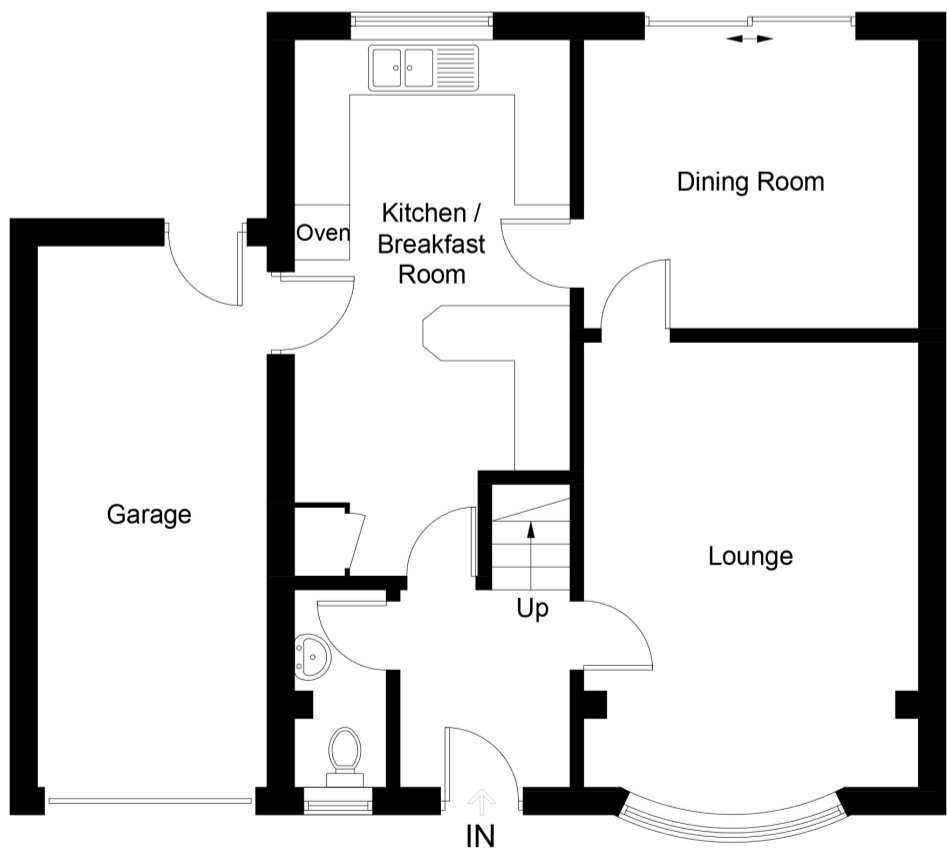


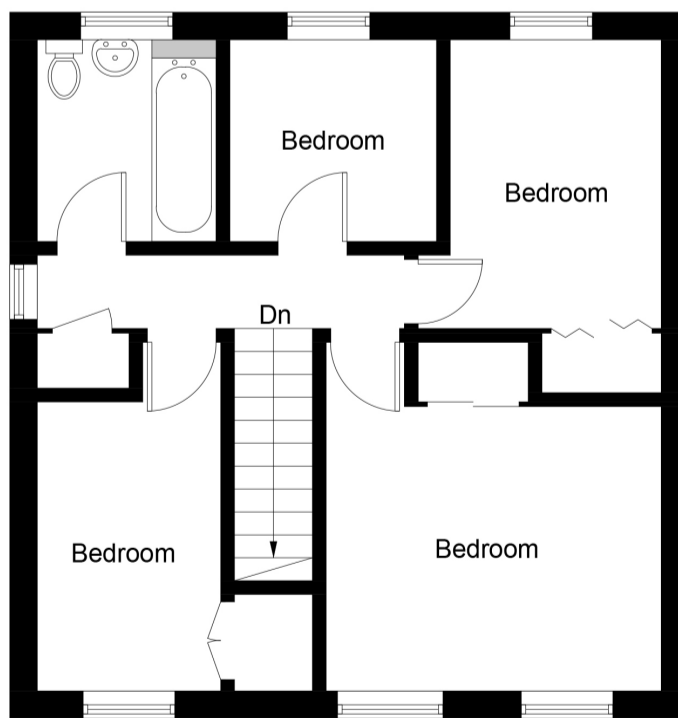


### 11 Briar Close

Approximate Gross Internal Area = 121.3 sq m / 1306 sq ft  
(Including Garage)



**Ground Floor**



**First Floor**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	

For illustrative purposes only. Not to scale. ID1051386  
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 immaculately presented detached family home is set in a quiet, sought after Cul de Sac abundant with green, open spaces, yet conveniently located for 'excellent' local schools, the town centre and public transport links. Enjoyed and maintained by the current owners for many years, this well balanced family home briefly comprises; Entrance Hall, Cloakroom, Sitting Room, Dining Room and Kitchen/Breakfast Room, four Bedrooms and family Bathroom. Outside, there are fabulous, well stocked gardens to the front and rear, along with driveway and Garage with Utility Area to rear.



### ROOM DESCRIPTIONS

#### Entrance Hall

Entered via composite glazed door. Stairs rising to first floor accommodation. Radiator and quality laminate flooring. Doors to Cloakroom, Kitchen/Breakfast Room and Sitting Room.

#### Downstairs W.C.

Fitted with suite comprising; low level W.C and wall mounted wash hand basin with tiled splash backs. Radiator and laminate flooring. UPVC double glazed window to front.

#### Kitchen/ Breakfast Room

19' 2" x 9' 9" (5.84m x 2.97m)

Fitted with a range of contemporary wall and base units with marble effect work surface over. Inset one and a half bowl stainless steel sink with mixer tap and tiled splash backs. Built in eye level electric double oven and gas hob. Space for undercounter fridge. A breakfast bar with additional storage and full height larder unit. Wall mounted "Worcester" boiler. Radiator and quality laminate flooring. UPVC double glazed window overlooking rear garden. Doors to integral garage and Family Room.

#### Dining Room

11' 10" x 9' 9" (3.61m x 2.97m)

Radiator. UPVC double glazed sliding patio doors to rear garden. Door to Sitting Room.

#### Sitting Room

11' 8" x 16' 2" (3.56m x 4.93m)

Feature 'Marble' composite fireplace with coal effect gas fire inset. Radiator. UPVC double glazed walk in bay window to front.

#### First Flooring Landing

Loft access with fitted ladders. Airing cupboard housing immersion tank. UPVC double glazed window to side. Doors to all Bedrooms and Family Bathroom.

#### Bedroom One

12' 4" x 11' 11" (3.76m x 3.63m)

Built in double wardrobe. Radiator. Two UPVC double glazed front aspect windows.

#### Bedroom Two

10' 5" x 9' 1" (3.17m x 2.77m)

Built in double wardrobe. Radiator. UPVC double glazed window to rear with views in the distance.

#### Bedroom Three

12' 5" x 6' 7" (3.78m x 2.01m)

Built in double wardrobe. Radiator. UPVC double glazed window to front.

#### Bedroom Four

7' 3" x 7' 5" (2.21m x 2.26m)

Radiator. UPVC double glazed window to rear.

#### Family Bathroom

Tiled and fitted with a white suite comprising; panelled bath with electric shower over, pedestal hand wash basin with mixer tap and low level W.C. Radiator, extractor fan and vinyl flooring. UPVC double glazed window to rear.

#### Front Garden

A 'Tarmac' driveway leads to the garage, the remainder is laid to a well maintained lawn, edged with well stocked beds comprising of shrubs and flowers. There is further white stoned area with pathway to front and side of the property.

#### Garage

Up and over door to the front. This deeper than average garage has a utility area set up to the rear. This area has a work surface with space and plumbing below for washing machine and tumble dryer. Power connected throughout. Door to rear garden.

#### Rear Garden

Fully enclosed by wall and timber panel fencing, this beautifully presented and well maintained garden enjoys a great deal of privacy. Predominantly laid to lawn with a patio that extends to the side and rear of the property leading to gated access to the front. There is a further gate on to Blackthorn Way. There are extensive, well stocked beds that border the shaped lawn, raised vegetable beds and a seated area which is laid to white stone.

#### Tenure & Council Tax Band

