



briggs
residential

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Featuring four double bedrooms, with the master bedroom having an exceptionally large five piece en-suite, this detached family home features a 22' contemporary kitchen/dining room with a range of quality wall and base units, a separate study, a good size lounge and an enclosed garden to the rear. Approached via a double-width driveway leading to a double garage, this superb family home is offered for sale with no chain and viewing is highly advised to appreciate the superb accommodation available.

Front entrance door opening to

HALLWAY

With radiator and stairs leading to first floor.

CLOAKROOM

Comprising low flush WC, wash-hand basin, heated towel rail and window to side elevation.

LOUNGE 16'7 x 11'3 (5.05m x 3.43)

A light and airy room with contemporary fireplace, radiator, TV point and two windows to front elevation.

STUDY 7'6 x 6'7 (2.29m x 2.00m)

With radiator and window to side elevation.

KITCHEN/DINING ROOM 22'7 x 11'1 (6.88m x 3.38m)

An impressive contemporary kitchen with a range of ample wall and base units with built-in double oven with electric hob and extractor hood above, integrated dishwasher and wine rack, integrated fridge/freezer, breakfast bar, work surface, 1 1/2 bowl sink unit, two windows to rear elevation, dining area, contemporary radiator and French doors opening onto the rear patio.

UTILITY ROOM 7'6 x 5'5 (2.29m x 1.65m)

With a range of wall and base units, work surface, sink unit, central heating boiler, plumbing for washing machine, radiator, window to side elevation and door to rear garden.

LANDING

BEDROOM ONE 12'10 x 11'6 (3.91m x 3.51m)

With built-in wardrobe, radiator, window to front elevation and door to

EN-SUITE 11'3 x 6'9 (3.43m x 2.06m)

An exceptionally large en-suite comprising panelled bath, walk-in shower cubicle, double sink unit, low flush WC, heated towel rail, radiator, wall tiling and window to side elevation.

BEDROOM TWO 14'6 x 8'10 (4.42m x 2.69m)

With radiator and window to front elevation.

BEDROOM THREE 11'9 x 7'9 (3.58m x 2.36m)

With radiator and window to rear elevation.

BEDROOM FOUR 9'10 x 7'7 (3.00m x 2.31m)

With radiator and window to rear elevation.

FAMILY BATHROOM

Comprising panelled bath, wash-hand basin, low flush WC, wall tiling, radiator and window to side elevation.

OUTSIDE

The property is approached via a double-width driveway leading to a double garage with two up-and-over doors.

The rear garden, which is a superb feature of this home and of an exceptionally good size, is mainly laid to lawn with a large slatted patio area, mature shrubs, timber summerhouse, pond and side access.

EPC RATING: TBC

COUNCIL TAX BAND: E (SKDC)

Awaiting Floorplan