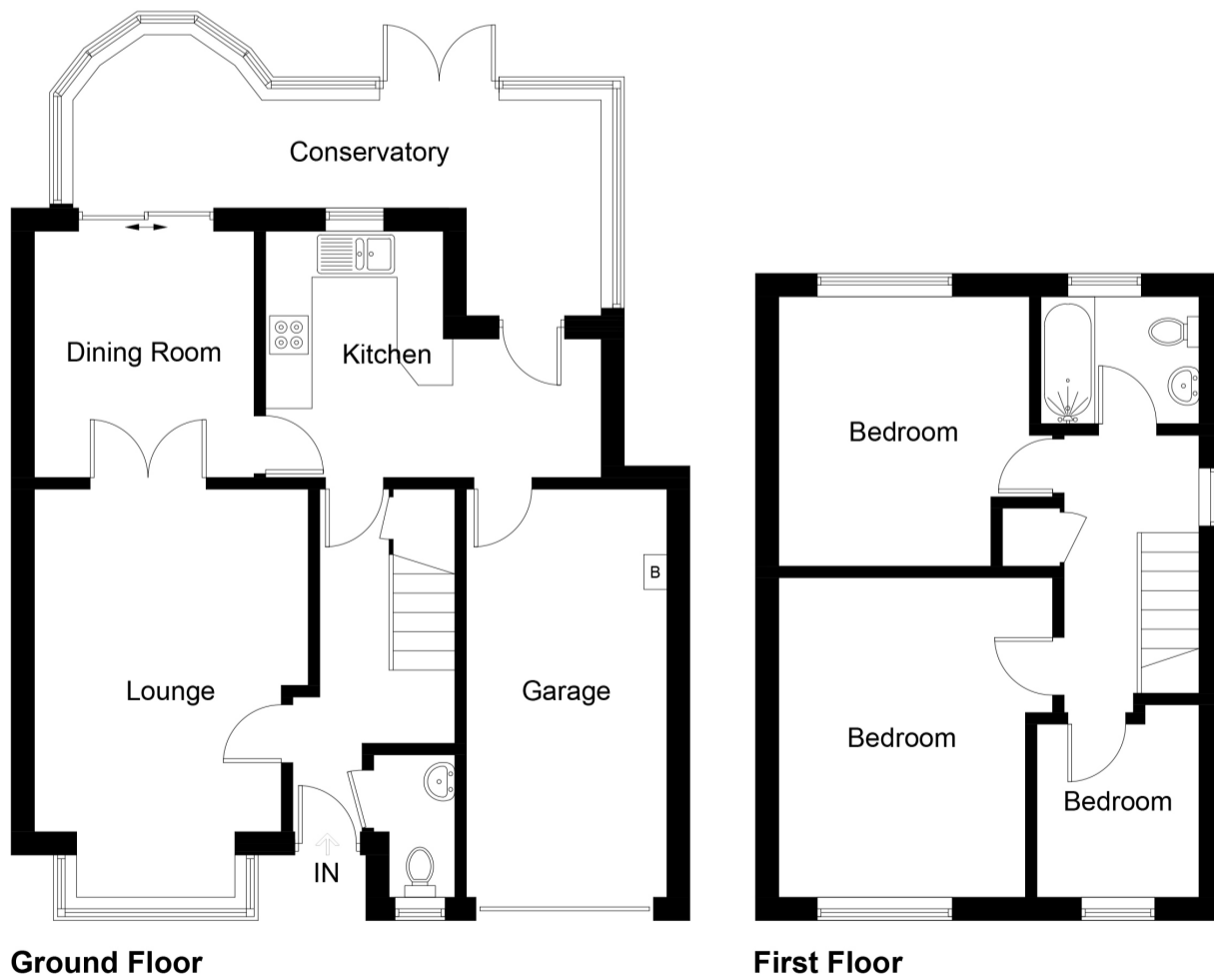




### 37 Brunel Road

Approximate Gross Internal Area = 121.8 sq m / 1311 sq ft



**Ground Floor**

**First Floor**

For illustrative purposes only. Not to scale. ID1059264  
 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Offered for sale with no onward chain this well presented and deceptively spacious, detached family home should be at the top of your viewing list. Located in a quiet Cul de Sac on the Western fringes of town, this beautiful home is ideally situated for easy access to glorious open country side, local shops, primary school and public transport links. Presented in excellent order throughout, the well balanced accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room, Dining Room, Kitchen and Conservatory, three good sized Bedrooms and family Bathroom. Outside, there are enchanting, Westerly aspect gardens to the rear along with low maintenance gardens, driveway and Garage to the front.



## ROOM DESCRIPTIONS

### Entrance Hall

Entered via UPVC double glazed door. Stairs rising to first floor accommodation with storage cupboard below. Tiled flooring and radiator. Doors to; Cloakroom, Sitting Room and Kitchen.

### Cloakroom

Fitted with a suite comprising; low level W.C. and wash basin with tiled splashback. Tiled floor and radiator. UPVC double glazed window to front.

### Sitting Room

17' 0" into bay x 11' 9" (5.18m into bay x 3.58m)

Feature fire place with gas fire inset. Radiator. UPVC double glazed walk in bay window to front. Double doors to Dining Room.

### Dining Room

10' 6" x 9' 3" (3.20m x 2.82m)

Tiled floor and radiator. Double glazed sliding patio doors to Conservatory. Door to Kitchen.

### Kitchen

A stunning kitchen, fitted with a range of wall and base units with complimentary, square edge 'Minerva' work surfaces and upstands over. One and a half bowl, under hung stainless steel sink with mixer tap and tiled splashbacks. Built in double electric oven with gas hob and extractor over. Space for 'American' style fridge/freezer (negotiable) plus a range of larder units providing additional storage and concealing washing machine and dishwasher. Tiled floor and UPVC double glazed window to rear. Doors to; Dining Room, Conservatory and Garage.

### Conservatory

23' 6" max x 9' 10" (7.16m max x 3.00m)

Of dwarf wall and UPVC double glazed construction, this quirkily shaped Conservatory is a great addition to the property. Radiator and tiled floor with French doors opening onto rear patio.

### Landing

Loft access with ladders. Airing cupboard with radiator. UPVC double glazed window to side. Doors to; all Bedrooms and Family Bathroom.

### Bedroom 1

11' 8" x 10' 5" (3.56m x 3.17m)

Radiator and UPVC double glazed window to rear with far reaching views to the hills in the distance.

### Bedroom 2

11' 6" x 10' 5" (3.51m x 3.17m)

Radiator. UPVC double glazed window to front.

### Bedroom 3

7' 5" x 7' 2" (2.26m x 2.18m)

Radiator. UPVC double glazed window to front.

### Family Bathroom

Fully tiled and fitted with a suite comprising; panelled bath with electric shower and glazed screen over, pedestal wash hand basin and low level W.C. Heated towel rail and vinyl flooring. UPVC double glazed window to rear.

### Front Garden

Partially enclosed by natural hedging the frontage is predominately laid to Tarmac driveway with an attractive low maintenance, well stocked, shaped raised bed to one side.

### Garage

Electric roller door to front and pedestrian door opening into the utility area. Wall mounted 'Vaillant' combi boiler. Cold water tap.

### Rear Garden

Fully enclosed by timber panel fencing with gated access to the front, this delightful garden comprises three main areas; a paved patio edged with well stocked, raised beds, a shaped lawn with floral borders and central path to a decked area and timber shed. The garden has been well planned and maintained and furthermore enjoys a glorious Westerly aspect. External sockets, lighting and outside tap.

### Tenure & Council Tax band

Tenure - Freehold

Council tax Band - D

