





**** IMMACULATE
PROPERTY ON A GOOD SIZE
PLOT **** Modern semi
detached property located in
the highly regarded village
of Brailsford. The property
offers a hall with guest
cloakroom, fitted kitchen
with built in appliances and
a lounge diner with doors
onto the garden. Three
bedrooms, master with en
suite shower room and a
family bathroom.
Landscaped gardens and a
long side drive. A VIEWING
APPOINTMENT IS HIGHLY
RECOMMENDED



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HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven, gas hob and an extractor hood, integrated fridge freezer, dishwasher and washing machine, radiator and upvc double glazed window to the front.

LOUNGE DINER

Storage cupboard, radiator and upvc double glazed window and double doors onto the garden.

FIRST FLOOR LANDING

Airing cupboard, radiator and doors to -

BEDROOM 1

Built in storage cupboard with hanging rail, radiator, upvc double glazed window to the front and a door to -

EN SUITE

Enclosed shower, wash hand basin, low flush wc, radiator and upvc double glazed window to the front.



BEDROOM 2

Upvc double glazed window to the rear and a radiator.

BEDROOM 3

Upvc double glazed window to the rear and a radiator.







BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, radiator.

OUTSIDE

Landscaped front garden with a lawn and established beds. Long side drive and gated access into the enclosed rear garden which offers a wide plot, comprising a paved patio and a lawn. Garden shed.

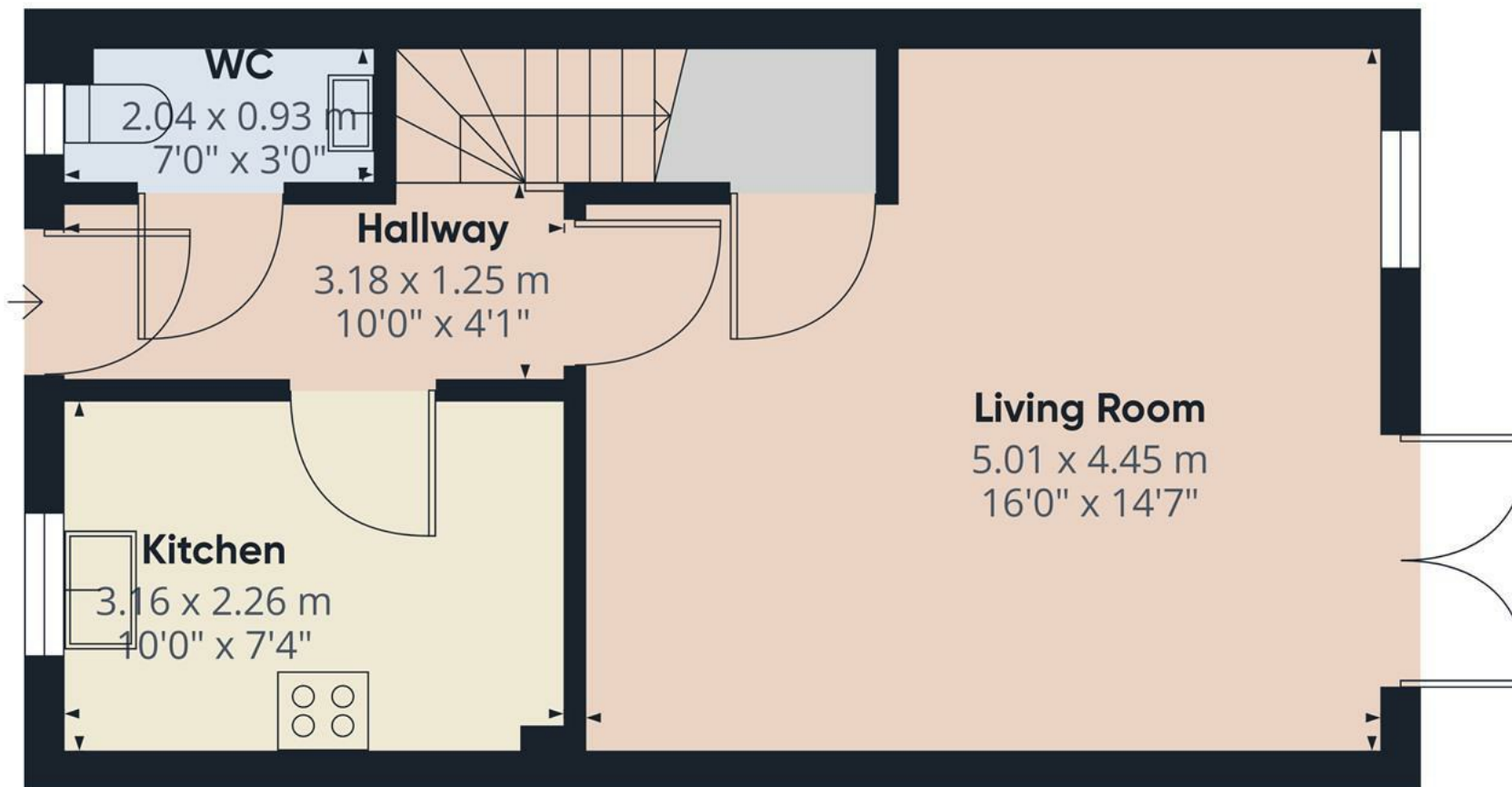


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Approximate total area⁽¹⁾

36.13 m²
388.9 ft²

(1) Excluding balconies and terraces

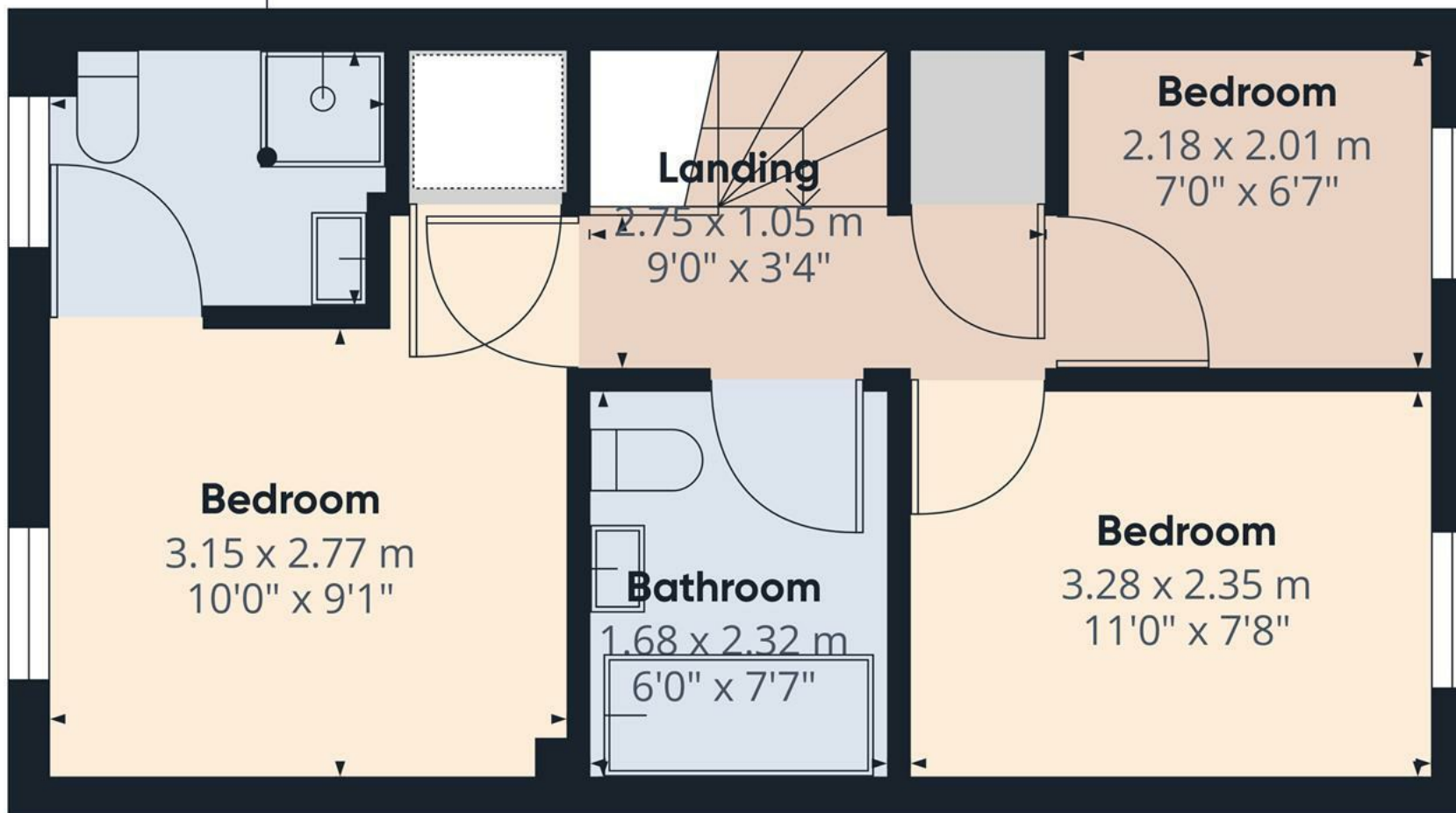
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0



En Suite
2.04 x 1.58 m
7'0" x 5'2"



Approximate total area⁽¹⁾
32.11 m²
345.63 ft²

(1) Excluding balconies and terraces

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Floor 1

