





****** 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**



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

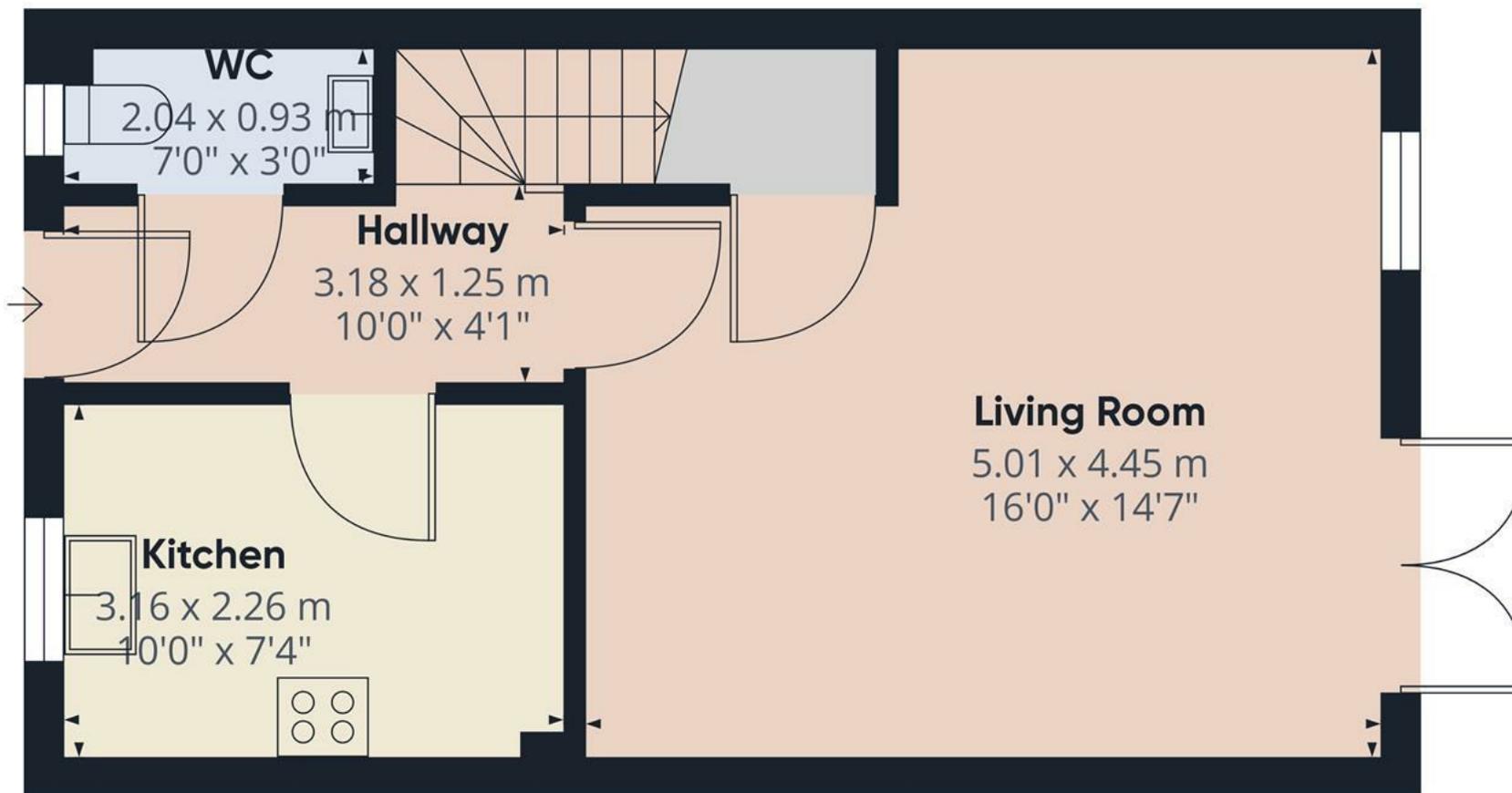
Panel enclosed bath, low flush wc, wash hand basin, radiator.

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.



ABODE
SALES & LETTINGS



Approximate total area⁽¹⁾

36.13 m²
388.9 ft²

(1) Excluding balconies and terraces

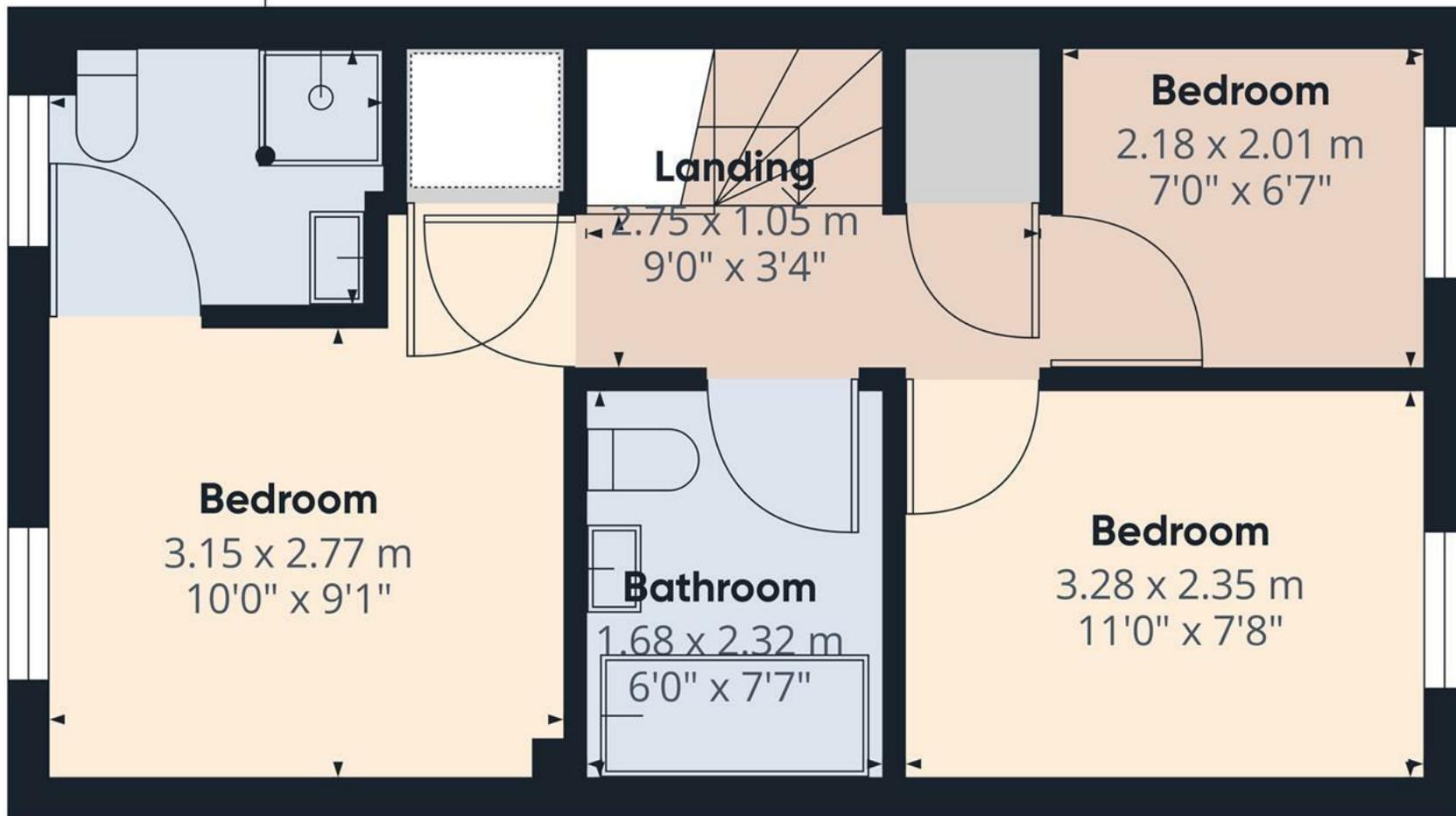
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0



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



Bedroom
2.18 x 2.01 m
7'0" x 6'7"

Landing
2.75 x 1.05 m
9'0" x 3'4"

Bedroom
3.15 x 2.77 m
10'0" x 9'1"

Bathroom
1.68 x 2.32 m
6'0" x 7'7"

Bedroom
3.28 x 2.35 m
11'0" x 7'8"

Approximate total area⁽¹⁾
32.11 m²
345.63 ft²

(1) Excluding balconies and terraces

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Floor 1

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