



Situated in the sought after residential area of Bramingham, in the tranquil cul de sac of Quickswood, this modern detached house offers a perfect blend of comfort and contemporary living. With four bedrooms, this property is ideal for families seeking a peaceful yet convenient lifestyle. The heart of the home is undoubtedly the large, well-equipped modern kitchen, which is perfect for culinary enthusiasts and family gatherings. With the adjacent dining room, its design allows for both functionality and style, making it a delightful space to prepare meals and entertain guests.

Step outside to discover a southwest-facing garden, which is a true gem. The garden features patio areas and decking, providing an excellent setting for outdoor dining, relaxation, or simply enjoying the sunshine. This outdoor space is perfect for children to play or for hosting summer barbecues with friends and family. Additionally, the property boasts a garage and off-road parking.

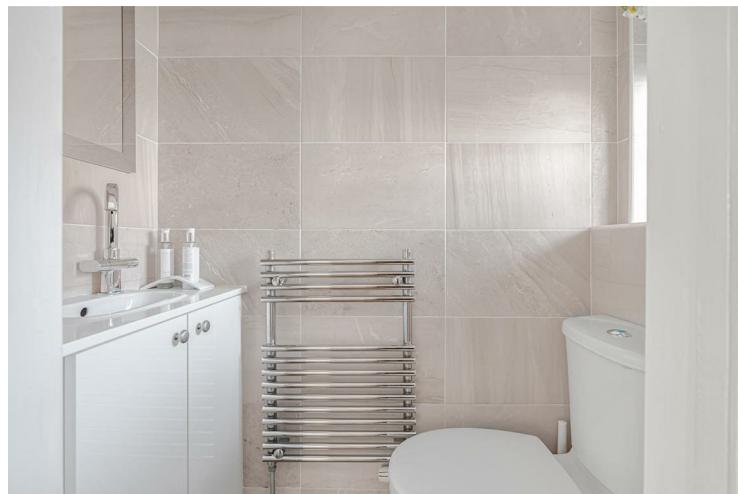
In summary, this modern four-bedroom house in Quickswood is a wonderful opportunity for those looking for a spacious family home in a peaceful setting. With its excellent amenities and inviting outdoor space, it is sure to impress.

## Entrance Hall

Composite and part double glazed front door. Double glazed window to the front aspect. Karndean flooring. Radiator. Airing cupboard housing the hot water cylinder. Understairs storage cupboard. Carpeted stairs rising to the first floor accommodation.

## Cloakroom

Comprising a WC and vanity unit with inset wash hand basin. Heated towel rail. Tiled walls and Karndean flooring. Inset ceiling spotlights. Obscured double glazed window to the front aspect.



## Living Room

A dual aspect room with a double glazed box bay window to the front and double glazed French patio doors leading to the rear garden. A feature fire surround with a marble hearth and gas coal effect fire. Fitted carpet. Radiator. Fixings for wall lights.



## Dining Room

Double glazed window to the rear aspect. Radiator. Karndean flooring.



## Kitchen

Fitted with a modern range of wall and base units with marble work surface over, incorporating a one and a half size drainer sink unit with instant hot water tap. Peninsular unit with storage below and space for a wine fridge. Neff appliances including an integrated double oven, induction hob and extractor hood. Cupboard with space and plumbing for a washing machine and tumble dryer plus an additional storage cupboard. Karndean flooring. Inset ceiling spotlights. Radiator. Two double glazed windows to the rear aspect plus a double glazed door leading onto the patio area.



## Study

Double glazed window to the side aspect. Radiator. Wooden laminate flooring.



### Bedroom Three

Currently used as a snug/ music room with the ability to be converted into a dressing room/ en suite to be used in conjunction with bedroom two. Double glazed window to the rear aspect. Radiator. Wooden laminate flooring. Hatch to part boarded loft space with ladder access.



### Landing

Double glazed window to the front aspect. Hatch to loft space. Fitted carpet.

### Master Bedroom

Double glazed window to the rear aspect. Fitted wardrobes. Two radiators. Wooden laminate flooring.

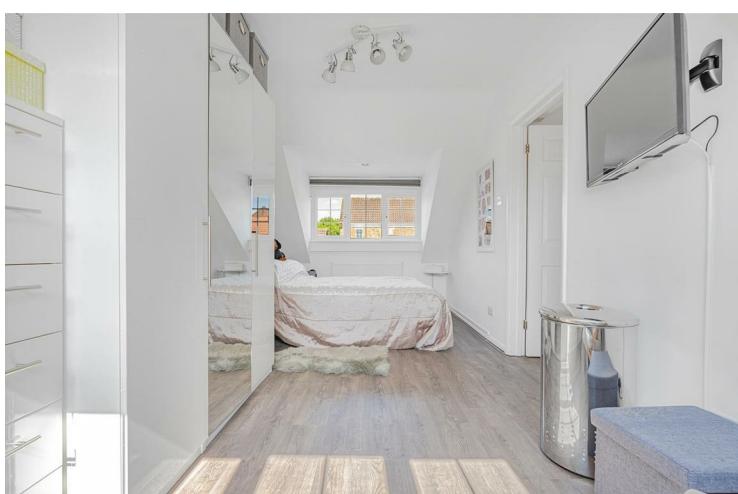


### Bedroom Two

A dual aspect room with double glazed windows to the front and back. Radiator. Inset ceiling spotlights. Wooden laminate flooring.

### Bedroom Four

Double glazed window to the front aspect. Radiator. Wooden laminate flooring.



### Family Bathroom

Comprising a WC, vanity unit with counter top wash hand basin and a panelled bath with rainfall shower over and handheld shower attachment. Shaving socket. Heated towel rail. Tiled walls and wooden laminate flooring. Inset ceiling spotlights. Obscured double glazed window to the front aspect.



## Rear Garden

A southwest facing, mature garden, laid mainly to lawn, with flower and shrub borders. A large block paved patio area with additional decking and a pergola, at the rear of the garden, suitable for al fresco dining and entertaining. Outside tap and power sockets. Security lights. Shed. Boundary fencing with gated pedestrian access to one side of the property and an additional covered storage area on the other side.

## Garage

An attached single garage with an up and over door. Personnel door to the side of the property. Light and power. Wall mounted gas boiler.

## NB

Services and appliances have not been tested.

## Viewing

By appointment through Bradshaws.

## Disclaimer

These details have been prepared by Jane McFarland and the statements contained therein represent her honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are within a 3" differential.)



## Front Of Property

Laid to lawn with flower and shrub borders. A block paved driveway, providing off road parking for two vehicles, and leading to the garage.



Approximate Gross Internal Area = 128.76 sq m / 1386 sq ft

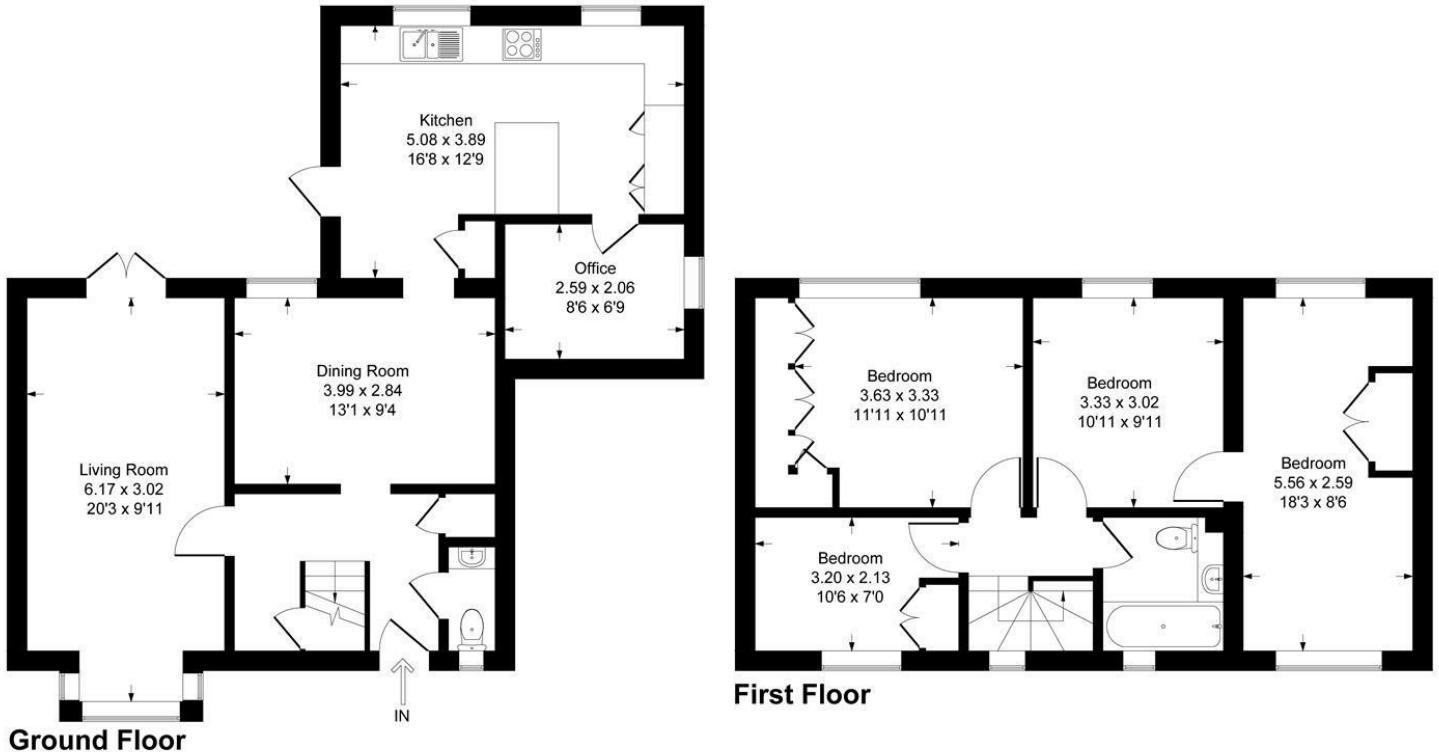


Illustration for identification purpose only, measurements approximate, and not to scale.

