





4 Brookland Vale

Lovedean, PO8 8HJ

- DETACHED FOUR-BEDROOM FAMILY HOME BUILT IN 2019
- IMPRESSIVE OPEN-PLAN KITCHEN/DINING/FAMILY ROOM
- SEPARATE SITTING ROOM, STUDY AND UTILITY ROOM
- DETACHED GARAGE & GENEROUS DRIVEWAY PARKING
- EXCLUSIVE SMALL DEVELOPMENT OF JUST FOUR HOMES
- BI-FOLD DOORS OPENING DIRECTLY ONTO THE REAR GARDEN
- UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR
- LARGE FRONT GARDEN & ENCLOSED REAR GARDEN

Built in 2019 as part of an exclusive development of just four individual homes, this impressive four-bedroom detached family home combines generous proportions with a contemporary, highly practical layout. Beautifully presented throughout, the property offers over 1500 sq ft of internal accommodation, together with a detached garage, extensive driveway parking, a large front garden and an enclosed rear garden.



Guide price £600,000



The heart of the home is undoubtedly the superb open-plan kitchen, dining and family room, an exceptionally spacious and sociable living area. Designed with modern family life and entertaining in mind, the kitchen is fitted with an extensive range of contemporary cabinetry, integrated appliances and a substantial central island, while there is ample room for both dining and relaxed seating areas. Bi-fold doors open directly onto the rear terrace and garden, creating a wonderful connection between the house and outside space during the warmer months. Underfloor heating extends throughout the ground floor, adding to the comfort and clean, contemporary feel.

For those wanting more traditional reception space, there is also a generous separate sitting room, providing an ideal place to relax away from the main family area. A useful study offers an excellent dedicated space for home working, while the ground floor is completed by a utility room and cloakroom/WC.

Upstairs, the property continues to offer excellent family accommodation with four well-proportioned bedrooms. The principal bedroom is particularly spacious and benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom. The first-floor accommodation has been thoughtfully designed to make excellent use of the available space, with plenty of natural light throughout.

Outside, the house enjoys a particularly attractive setting within this small development. To the front is a large garden and generous driveway, providing ample off-road parking and leading to the detached garage. The garage provides useful secure parking or additional storage.

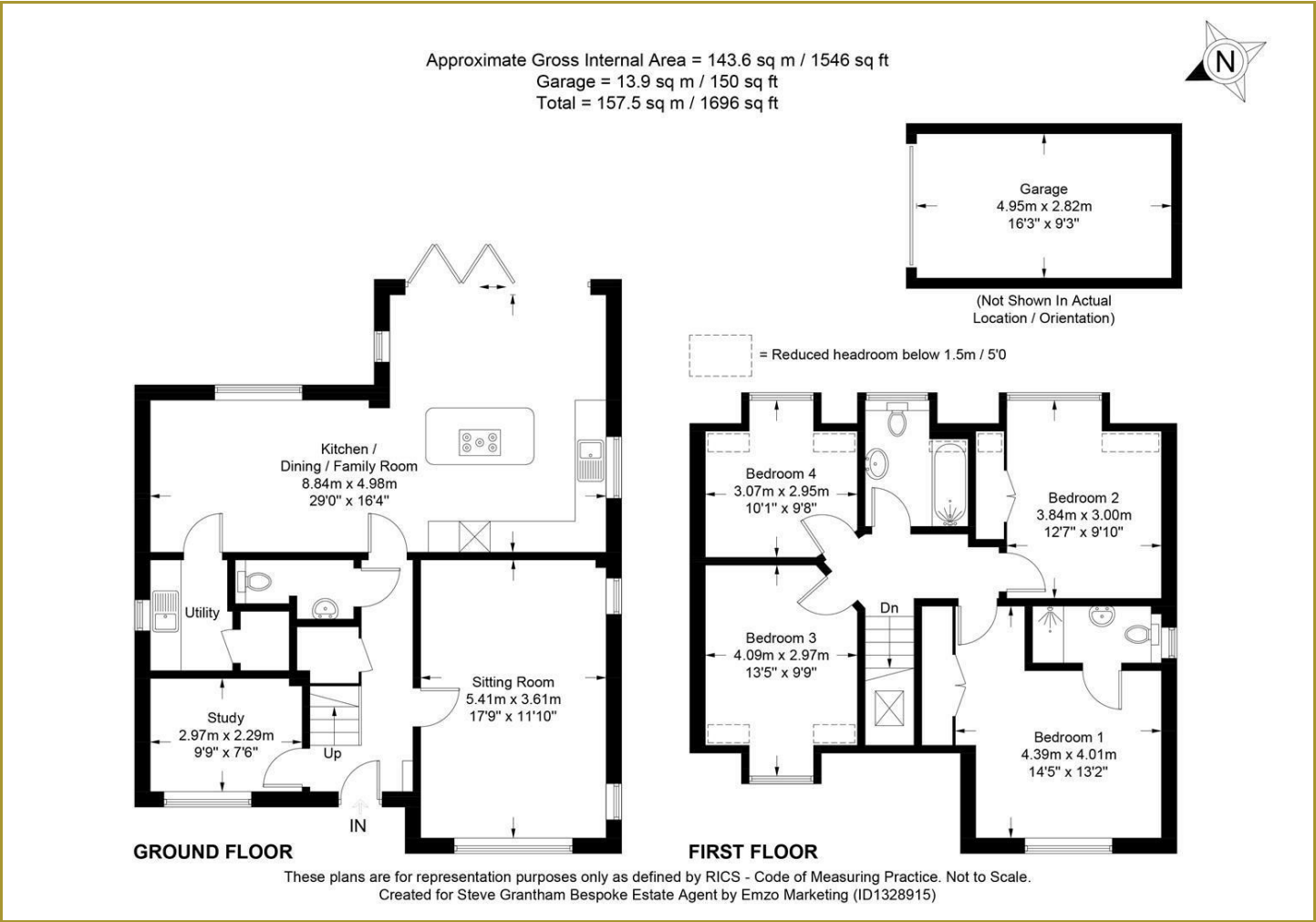
The rear garden offers a good degree of privacy and has been arranged with both entertaining and family life in mind. Bi-fold doors from the kitchen/family room open onto a paved terrace, ideal for outdoor dining and seating, beyond which is a predominantly lawned garden enclosed by timber fencing and mature planting.

With its combination of modern construction, approximately 1,546 sq ft of living space, four bedrooms, multiple reception areas, underfloor heating, garage and excellent parking, this is a highly appealing family home in a rarely available development of only four properties. Its standout open-plan living space and direct access to the garden make it particularly well suited to contemporary family living and entertaining.





Floor Plans



Location Map



Energy Performance Graph

