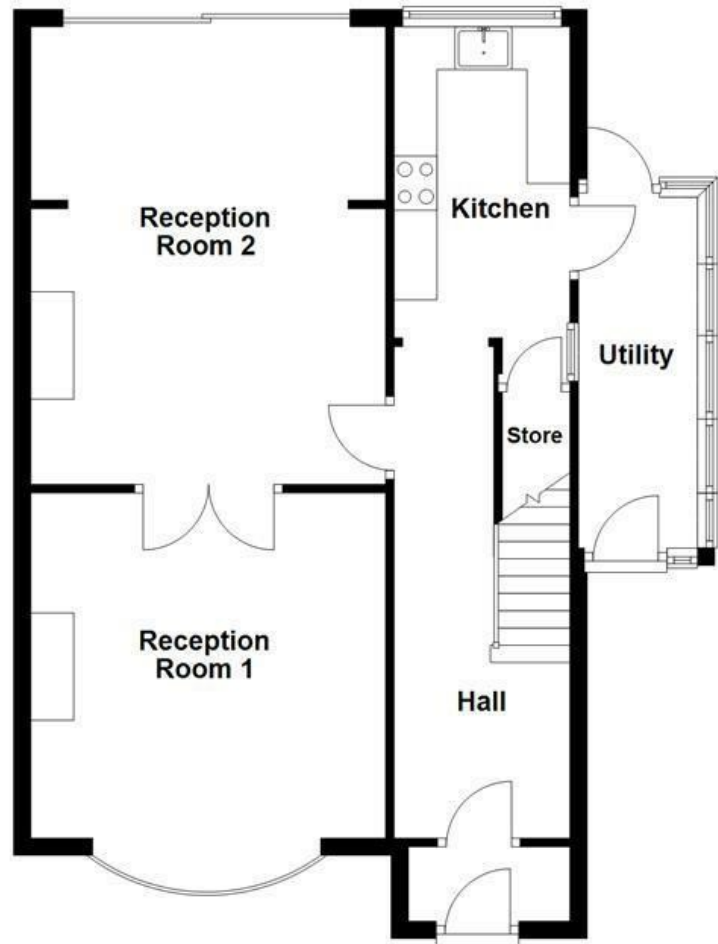
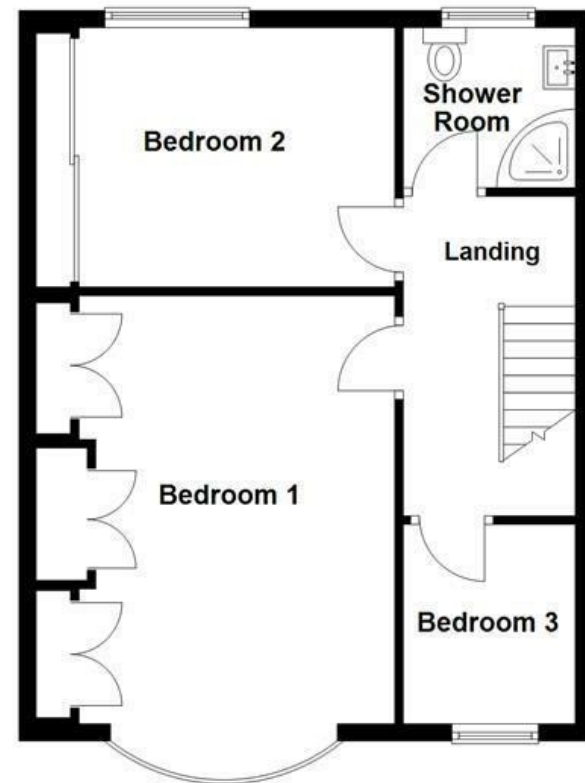


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Kings Causeway, Brierfield, BB9 0EY

£289,950

STUNNING THREE BEDROOM SEMI DETACHED FAMILY HOME

Located in the charming area of Kings Causeway, Brierfield, this delightful three-bedroom semi-detached family home offers a perfect blend of modern living and serene outdoor space. The property boasts a spacious driveway, accommodating multiple vehicles, along with a garage and shed for additional storage.

As you step inside, you are greeted by a beautifully renovated modern kitchen, complete with a separate utility room, making it ideal for family life and entertaining. The two elegantly decorated reception rooms provide versatility; the first features a cosy log burner, while the double doors allow for an open-plan feel or a more intimate setting when closed. The second reception room is bathed in natural light, thanks to bright sliding doors that lead directly to the stunning landscaped garden, where you can enjoy picturesque views of the nearby golf club.

The property also includes a remarkable shower room, designed with contemporary finishes that enhance the overall appeal of the home. The extra land to the side of the property offers additional outdoor space for family activities.

Situated in a great location, this home is perfect for families seeking a peaceful yet convenient lifestyle. With its charming features and modern amenities, this property is a wonderful opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this lovely house your new home.

Kings Causeway, Brierfield, BB9 0EY

£289,950

 3  1  2  D

- Exceptional Semi Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking and Detached Garage
 - EPC Rating D
- Three Bedrooms
 - Presented to Highest Standard Throughout
 - Tenure Freehold
- Three Piece Shower Room
 - Stunning Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Porch

5'5 x 2'10 (1.65m x 0.86m)
UPVC double glazed frosted front door, tiled flooring and door to hall.

Hall

14'4 x 5'11 (4.37m x 1.80m)
Central heating radiator, coving, herringbone wood effect flooring, under stairs storage, doors leading to reception room two, open to kitchen and stairs to first floor.

Reception Room Two

16'4 x 12'6 (4.98m x 3.81m)
Central heating radiator, coving, spotlights, herringbone wood effect flooring, double doors to reception room one and UPVC double glazed sliding door to rear.

Reception Room One

13'7 x 13'2 (4.14m x 4.01m)
UPVC double glazed bow window, central heating radiator, coving, television point, cast iron log burner with stone tiled hearth and wooden mantel and herringbone wood effect flooring.

Kitchen

13'2 x 6'9 (4.01m x 2.06m)
UPVC double glazed window, hardwood single glazed frosted window, upright central heating radiator, coving, range of panelled wall and base units with quartz effect work surfaces, ceramic butter sink with high spout spring mixer tap, integrated Hisense oven with four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, herringbone wood effect flooring, under stairs storage and hardwood single glazed frosted door to utility.

Utility

14'9 x 4'7 (4.50m x 1.40m)
UPVC double glazed frosted window, high gloss base units with laminate work surfaces, composite sink and drainer with mixer tap, plumbing for washing machine, space for wine fridge, tiled effect flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

9'9 x 6'6 (2.97m x 1.98m)
UPVC double glazed frosted leaded window, coving, smoke detector, doors leading to three bedrooms and shower room.

Bedroom One

16'4 x 11'9 (4.98m x 3.58m)
UPVC double glazed bay window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

11'9 x 9'11 (3.58m x 3.02m)
UPVC double glazed window, central heating radiator, loft access, coving and fitted wardrobes.

Bedroom Three

7'0 x 6'6 (2.13m x 1.98m)
UPVC double glazed window and central heating radiator.

Shower Room

6'2 x 6'1 (1.88m x 1.85m)
UPVC double glazed frosted window, central heated towel rail, wall mounted vanity top wash basin with mixer tap, dual flush WC, electric feed shower enclosed, tiled elevations, spotlights and tiled flooring.

External

Rear

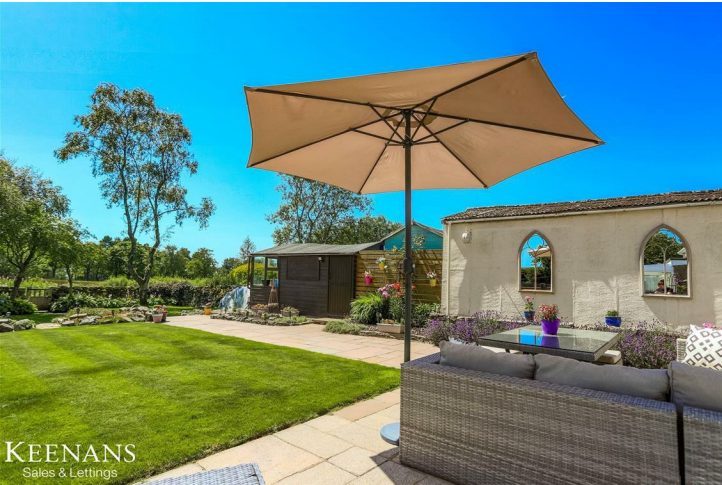
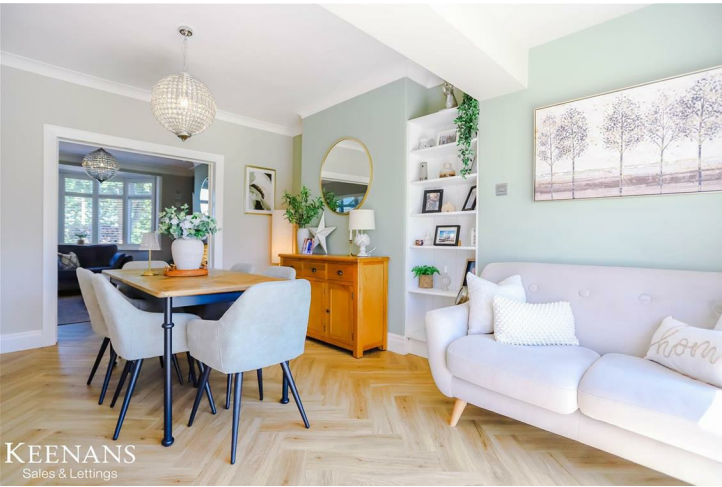
Enclosed garden with laid to lawn, paving, stone chippings, bedding areas and shed.

Front

Stone chip garden, paving, mature shrubbery and paved driveway with access to garage.

Garage

17'10 x 10'3 (5.44m x 3.12m)



Tel: 01282469023

www.keenans-estateagents.co.uk