

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	83
(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	

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## Masefield Close, Old Langho, BB6 8HS

£495,000

AN OUTSTANDING DETACHED FAMILY HOME WITHIN BROCKHALL VILLAGE

Nestled in the tranquil Masefield Close within the prestigious Brockhall Village, this remarkable detached house is a true gem. Built in 2003, the property spans an impressive 1,668 square feet and boasts a wealth of indoor and outdoor space, ensuring a comfortable lifestyle for any growing family.

As you enter, you are greeted by stylish and neutral interiors that create a warm and inviting atmosphere. The home features two spacious reception rooms, perfect for entertaining guests or enjoying family time. The open-plan kitchen diner is a highlight, providing a modern space for culinary delights and casual dining. With five generously sized double bedrooms and three well-appointed bathrooms, there is ample room for everyone to enjoy their own space.

The property is set on a beautifully maintained plot, with a double driveway and stunning gardens that offer a peaceful retreat. Notably, the rear of the house is not overlooked, providing a sense of privacy and tranquillity. This home is presented as a blank canvas, allowing you to personalise it to your taste and style.

Located in a quiet cul-de-sac, this property has been meticulously maintained and is ready for you to move straight in, with no chain delay. Brockhall Village itself is a desirable gated

# Masefield Close, Old Langho, BB6 8HS

£495,000

5 3 2 C

- Five Double Bedroom Detached Home
- Three Modern Bathrooms
- Off Road Parking
- Tenure - Leasehold
- Open Plan Kitchen Diner
- Beautiful Private Rear Gardens
- EPC Rating - C
- Two Spacious Reception Rooms
- Prestigious Brockhall Village Location
- Council Tax Band - F

## Ground Floor

### Entrance

Composite double glazed frosted door to hall.

### Hall

13'8 x 7'6 (4.17m x 2.29m)

Central heating radiator, coving, smoke alarm, wood effect laminate flooring, doors to two reception rooms, kitchen diner, WC and double garage, stairs to first floor.

### Reception Room One

12'11 x 10'6 (3.94m x 3.20m)

Three UPVC double glazed windows, central heating radiator, coving, door to kitchen diner.

### Kitchen Diner

19 x 11'7 (5.79m x 3.53m)

UPVC double glazed window, two central heating radiators, a range of wood panelled wall and base units, granite effect surfaces, tiled splashbacks, stainless steel one and half sink and drainer with mixer tap, integrated electric double high rise oven with four ring gas hob and extractor hood, integrated dishwasher, integrated fridge freezer, spotlights, television point, partial tiled flooring, door to utility room, UPVC double glazed French doors to rear.

### Utility Room

7 x 5'2 (2.13m x 1.57m)

Central heating radiator, wood panelled wall and base units, granite effect surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, plumbing for washing machine and dryer, extractor fan, tiled flooring, composite double glazed frosted door to side.

### Reception Room Two

17'2 x 14'8 (5.23m x 4.47m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, two feature wall lights, gas fire with granite hearth and surround, television point, UPVC double glazed French doors to rear.

### WC

6'6 x 3'7 (1.98m x 1.09m)

UPVC double glazed frosted window, central heating radiator, two piece suite comprising of dual flush WC, pedestal wash basin with traditional taps, wood effect laminate flooring.

## Double Garage

16'9 x 16'8 (5.11m x 5.08m)

Power, lighting, Potterton boiler, two up and over garage doors.

## First Floor

### Landing

20 x 9'7 (6.10m x 2.92m)

Central heating radiator, loft access, smoke alarm, over stairs storage, storage cupboard, doors to five bedrooms and bathroom.

### Bedroom One

13'2 x 11'7 (4.01m x 3.53m)

UPVC double glazed window, central heating radiator, fitted wardrobes, coving, television point, door to en suite.

### En Suite

6'7 x 6'3 (2.01m x 1.91m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, tiled elevations, extractor fan, spotlights.

### Bedroom Two

13'1 x 11'7 (3.99m x 3.53m)

UPVC double glazed window, central heating radiator, coving, vanity top wash basin with mixer tap, door to Jack and Jill en suite.

### Jack and Jill En Suite

7'11 x 5'5 (2.41m x 1.65m)

UPVC double glazed frosted window, central heating radiator, two piece suite comprising of dual flush WC, panelled bath with mixer tap and rinse head, tiled elevations, spotlights, extractor fan, door to bedroom three.

### Bedroom Three

14'9 x 11'7 (4.50m x 3.53m)

UPVC double glazed window, ventral heating radiator, coving, vanity top wash basin with mixer tap.

### Bedroom Four

14'6 x 9'10 (4.42m x 3.00m)

UPVC double glazed window, central heating radiator, coving.

## Bedroom Five

11'1 x 9'1 (3.38m x 2.77m)

UPVC double glazed window, central heating radiator, coving, television point.

## Bathroom

7 x 5'7 (2.13m x 1.70m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and direct feed shower, tiled elevations, spotlights, extractor fan.

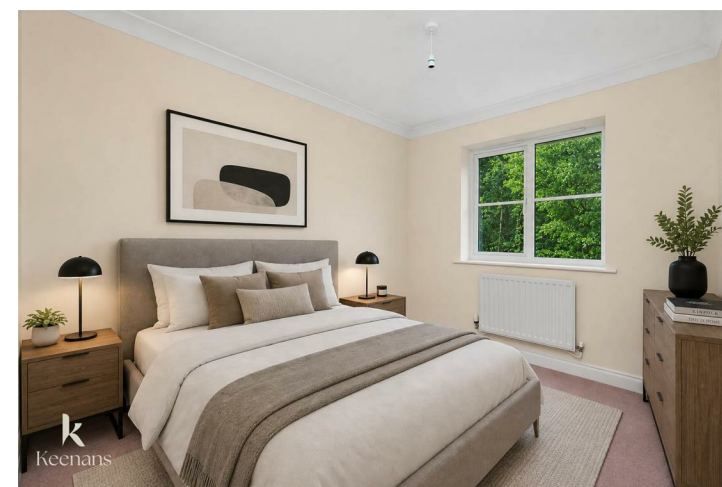
## External

### Front

Laid to lawn garden with bedding areas, mature shrubbery, double driveway and access to garage.

### Rear

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



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