



## Brooksdale Close, NN16 9BJ

- Four Bedrooms
- Parking for Several Vehicles
- Conservatory
- Cul-de-Sac

PRICE  
**£350,000**  
CHAIN FREE

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



23 High Street, Rothwell  
01536 418100  
info@simonac.co.uk  
simonac.co.uk





In a quiet cul de sac this four bedroom detached property is on the popular Brambleside estate. Now available to purchase with no upward chain. This versatile family home offers impressive floorspace for all the family including generous sized lounge, dining and Conservatory leading onto the garden, kitchen with a range of base and eye level units. There's a spacious integral garage with plenty of storage space. The first floor has a master bedroom with tiled en-suite with a further three additional bedrooms and a family bathroom. The property has a front and low maintenance rear garden with a driveway for off road parking for several cars.

ENTRANCE HALL

14'7" x 2'11" (4.47m x 0.89m )  
Via UPVC Glazed door, single radiator, stairs rising to first floor

WC

5'1" x 2'11" (1.55m x 0.91m )  
UPVC Glazed window to front, low level WC, Hand basin & vanity unit, single radiator

LOUNGE

10'4" x 17'7" (3.15m x 5.38m )  
Large bay UPVC window to front, single radiator, two ceiling pendant lights, Gas fire with detailed mantle piece

DINING ROOM

10'4" x 8'9" (3.15m x 2.69m )  
Single radiator, Pendant light to ceiling, Sliding UPVC doors onto Conservatory

CONSERVATORY

11'8" x 8'2" (3.58m x 2.51m )  
Tiled floor, Single glazed upvc door onto garden, UPVC windows around, ceiling light with fan, electric points

KITCHEN

14'7" x 9'8" (4.47m x 2.97m )  
Range of base and eye level units with tiled splash back Gas hob with built in oven and extractor, two UPVC windows to rear & UPVC glazed door to side, strip lighting to ceiling, single radiator, door to storage cupboard

LANDING

Having doors to all rooms and airing cupboard housing hot water tank with shelving

BEDROOM ONE

13'5" x 9'10" (4.11m x 3m )  
UPVC window to front, single radiator, pendant light to ceiling, fitted wardrobes

BEDROOM TWO

9'8" x 9'8" (2.97m x 2.95m )  
UPVC window to rear, single radiator, built in wardrobe, pendant light to ceiling

BEDROOM THREE

18'2" x 7'3" (5.54m x 2.21m )  
UPVC window to front, single radiator, two pendant light to ceiling. white panelled door to En-suite

EN-SUITE

7'3" x 6'0" (2.21m x 1.85m )  
UPVC window to rear, double shower enclosure, low level wc, hand basin and pedestal with mixer taps, extractor fan, tilled all round, cusioned flooring

BEDROOM FOUR

10'0" x 6'11" (3.05m x 2.13m )  
UPVC window to front, single radiator, pendant light to ceiling. door to built in cupboard over stairs

BATHROOM

6'11" x 6'11" (2.13m x 2.13m )  
UPVC window to rear, three piece bathroom suite with shower over bath

PARKING AND GARAGE

Parking for several vehicles and garage with up and over door

