

Braybrooke Road, NN14 2LJ



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- Three bedrooms
- Two separate reception rooms
- Ample Off Road Parking and Storage/workshop
- Style presentation throughout
- Approx floor area 108 sq.m (1,170 sq.ft)

PRICE
£289,950

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.



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** IN PERSON AND VIDEO VIEWINGS AVAILABLE ** With ample PARKING, large storage shed and raised decking enjoying a Private & Southly aspect to the rear is this stylish and well presented three bedroom double front detached home. Gas central heated and double glazed; Reception Hall, Two separate reception rooms including front to back lounge/dining room and pleasant sitting room. Modern Kitchen, lobby and re-fitted Bathroom. Landing to three bedroom and shower room. Viewing recommended

Approx floor area 108 sq.m (1,170 sq.ft)

OUTER PORCH

Having double glazed panelled door opening into Reception Hall

RECEPTION HALL

Having tiled floor, staircase raising to first floor landing having storage cupboard under, panelled doors to Twp Reception Rooms and Kitchen/Breakfast Room

LOUNGE/SITTING ROOM

14'5" x 11'11" (4.40m x 3.65m)
A particular pleasant front to back room having double glazed windows to front, side and French style double doors offering outlook and access to rear garden, two double panelled radiator, laminated woof block style flooring and fire place with solid wood mantle

SEPARATE DINING ROOM/SITTING ROOM

10'4" x 10'1" into sitting area of 10'1" x 10'4" (3.15m x 3.09m into sitting area of 3.09m x 3.15m)
Having double glazed window to front, radiator and fire surround, original built in cupboards and further shelved display cabinet

KITCHEN/BREAKFAST ROOM

11'5" x 10'1" (3.50m x 3.09m)
Offering a comprehensive range of modern high and base level cupboard units with drawer space and solid wood work tops having tiled surrounds, one and half bowl single drainer sink unit with mixer tap, appliance space including area for Aga style oven and extractor over, plumbing for automatic washing machine, integrated fridge/freezer, double glazed window to rear, laminated wood block style flooring, breakfast bar and panelled door to Inner Lobby

INNER LOBBY

Having further door to Bathroom

BATHROOM

Comprising close coupled Wc, pedestal wash hand basin and panelled bath, opaque double glazed window to rear, wall mounted boiler and airing cupboard

LANDING

Gallery style landing with double glazed window to side, radiator, panelled doors to Three Bedrooms and Shower Room

BEDROOM ONE

11'11" x 10'4" (3.65m x 3.15m)
having double glazed window to front and radiator

BEDROOM TWO

11'11" x 11'5" (3.65m x 3.50m)
Enjoying a dual aspect having both double glazed window to front and rear and radiator

BEDROOM THREE

8'11" x 8'0" (2.74m x 2.45m)
Having double glazed window to front and radiator

SHOWER ROOM

Three piece suite comprising pedestal wash hand basin, Wc and shower cubicle, sky light window to rear and fitted cupboards, tiling to walls

OUTSIDE FRONT

To the front there is a fenced slated gravel courtyard area with shrub borders, gate and path to entrance door

OUTSIDE REAR

The rear garden is a particular feature enjoying a Southerly aspect, providing parking for several vehicles via double five bar gates, timber workshop/shed, raised decking area and paved patio enjoying a great deal of privacy stepping onto gassed area

