



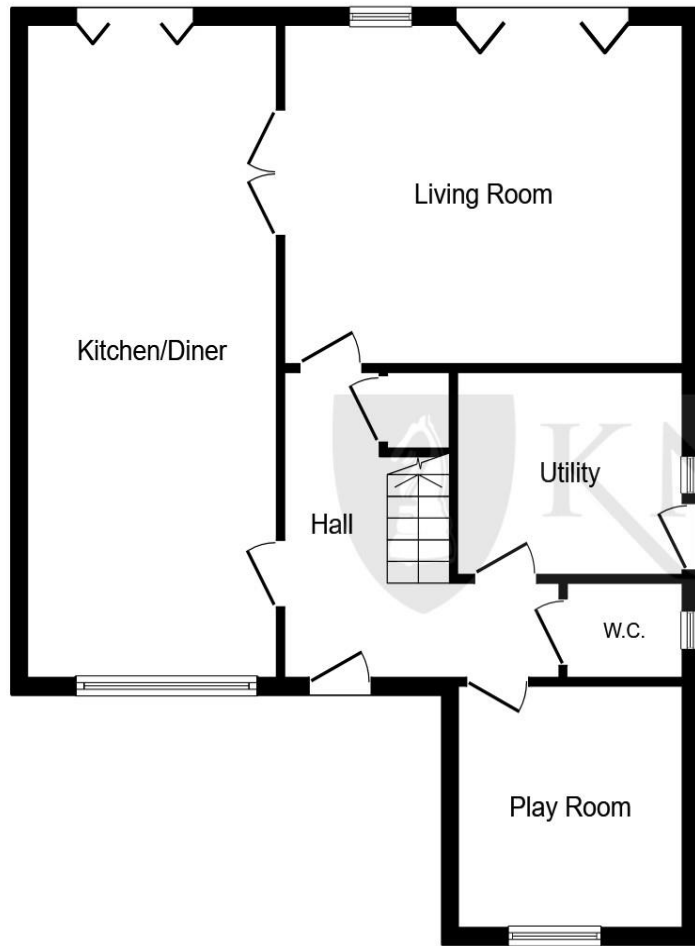
The Briers
Easton On The Hill, PE9 3QP



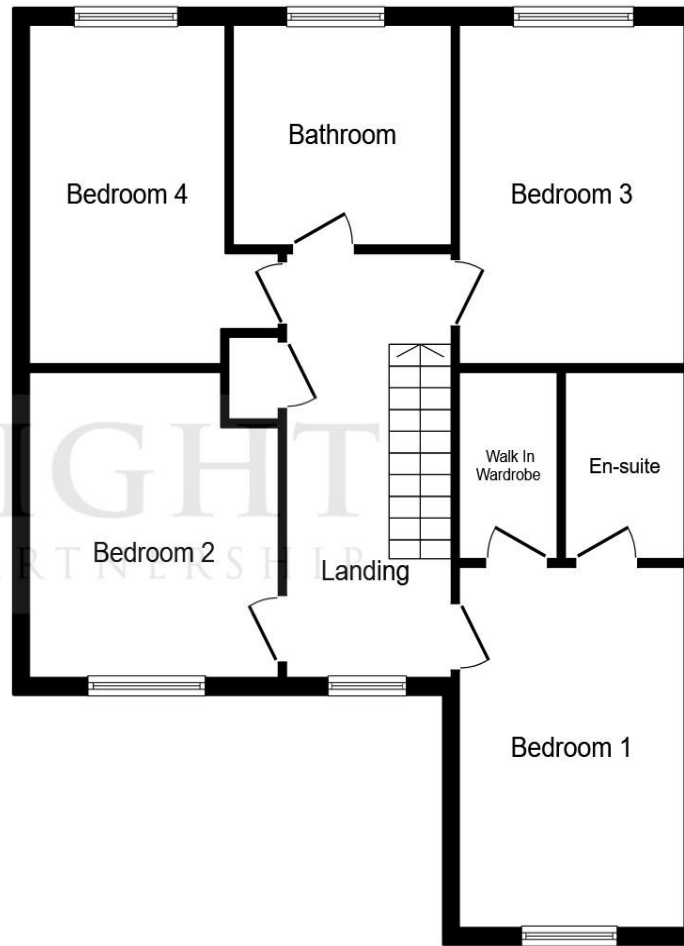
Welcome to The Briers

This beautifully presented family home is situated in a quiet cul de sac within this sought after village benefitting from Post Office and general store, along with pub, nursery and popular cafe.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Lounge

18' 3" x 12' 10" (5.56m x 3.91m)

Play Room

10' 11" x 9' 6" (3.33m x 2.90m)

Kitchen

25' 3" x 10' 7" (7.70m x 3.23m)

Utility Room

7' 9" x 11' 6" (2.36m x 3.51m)

Stairs & Landing

Bedroom One

10' 11" x 13' 7" (3.33m x 4.14m)

Walk In Wardrobe

5' 1" x 7' 10" (1.55m x 2.39m)

En-Suite

Bedroom Two

13' 2" x 11' 8" (4.01m x 3.56m)

Bedroom Three

10' 5" x 12' 6" (3.17m x 3.81m)

Bedroom Four

8' 11" x 12' 5" (2.72m x 3.78m)

Family Bathroom

8' 8" x 7' 8" (2.64m x 2.34m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

The Briers

- Beautifully Presented Spacious & Bright Family Home
- Kitchen Dining Room with Bi-fold Doors
- Garden Office
- Southerly Aspect Garden
- Sought After Village Location

Tenure: Freehold EPC Rating: B

guide price

£475,000

This well-appointed home is spacious, bright and thoughtfully configured to offer accommodation comprising; Entrance hall with WC, door to the dual aspect kitchen dining room, benefitting from integrated appliances including fridge/freezer, oven and hob and dishwasher. Beyond the breakfast bar is a dining area currently arranged to include a seating area with bi-fold doors opening into the garden. Also from the dining area are French doors opening through to the lounge also benefitting from bi-fold opening onto the rear garden. There is a further reception room currently used as a playroom and a generous utility/ boot room with space for both washing machine and tumble dryer with back door opening to the driveway.

Upstairs the Principal bedroom benefits from a spacious en-suite with walk-in shower and walk-in wardrobe. There are three further double bedrooms and family bathroom with both bath and separate shower cubicle.

Outside the property has a tandem driveway and garage with power and light. The southerly aspect rear garden is mainly laid to lawn with patio includes a garden office complete with wired internet connection.

Viewing highly recommended!



Please note the marker reflects the postcode not the actual property

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