



## Brunswick Street, Queensbury

**£330,000**

\* DETACHED \* FOUR BEDROOMS \* IMMACULATE \* MODERN FOUR PIECE BATHROOM \*  
\* FAMILY HOME \* CLOSE TO AMENITIES \* GARDENS \* GARAGE \*

Situated on the outskirts of the ever-popular Queensbury village, this stunning stone built four bedroom detached home offers spacious family living in a peaceful yet well connected location.

Modernised to an exceptional standard by the current owners, the property is presented in immaculate condition throughout, blending timeless character with contemporary style. Step inside to discover an impressive 30ft living and entertaining space - perfect for family gatherings and social occasions. The heart of the home is a beautifully appointed dining kitchen, flooded with natural light and finished with high quality fixtures and fittings.

Upstairs, four generously sized bedrooms provide ample space for growing families, with stylish décor and thoughtful design throughout. The modern modern four piece family bathroom offers comfort and convenience.

Outside, the property boasts enclosed gardens, ideal for children and pets, along with a single garage.

Located just moments from Queensbury's amenities, shops and both primary and secondary schools, this home offers the perfect balance of village charm and everyday practicality.







### Dining Kitchen

24'4" x 11'4" (7.42m x 3.45m)

Modern high gloss fitted kitchen having a range of wall and base units incorporating sink unit, quartz work surfaces, double oven, hob, extractor hood, double glazed window, upvc door to garden. Dining area has an exposed stone wall, radiator and large double glazed window.

### Utility

11'3" x 9'2" (3.43m x 2.79m)

Modern wall and base units incorporating plumbing for auto washer, radiator and double glazed window.

### Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin and tiled walls.

### Lounge/Sitting Room

30'4" x 17'1" (9.25m x 5.21m)

Having a wall mounted electric fire set in media wall, radiator and feature wall panelling.

### Side Entrance

### Cellar

Useful Storage.

### First Floor

With electric wall heater, useful storage cupboard.

### Bedroom One

25'5" x 11'7" (7.75m x 3.53m)

Modern built in wardrobe, radiator.

### Sun Room

11'6" x 6'1" (3.51m x 1.85m)

### Bedroom Two

12'5" x 13'4" (3.78m x 4.06m)

With radiator and double glazed window.

### Bedroom Three

9'7" x 12'6" (2.92m x 3.81m)

With radiator and double glazed window.





### Bedroom Four

12'5" x 6'7" (3.78m x 2.01m)

With electric wall heater and double glazed window.

### Bathroom

Modern four piece suite having modern fittings comprising shower cubicle, Jacuzzi style bath, low suite wc, vanity sink unit, tiled walls and floor, radiator and double glazed window.

### Exterior

To the outside there are enclosed gardens with patio, together with a single garage.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn right onto Brunswick St and the property will be seen displayed via our For Sale board.

### TENURE

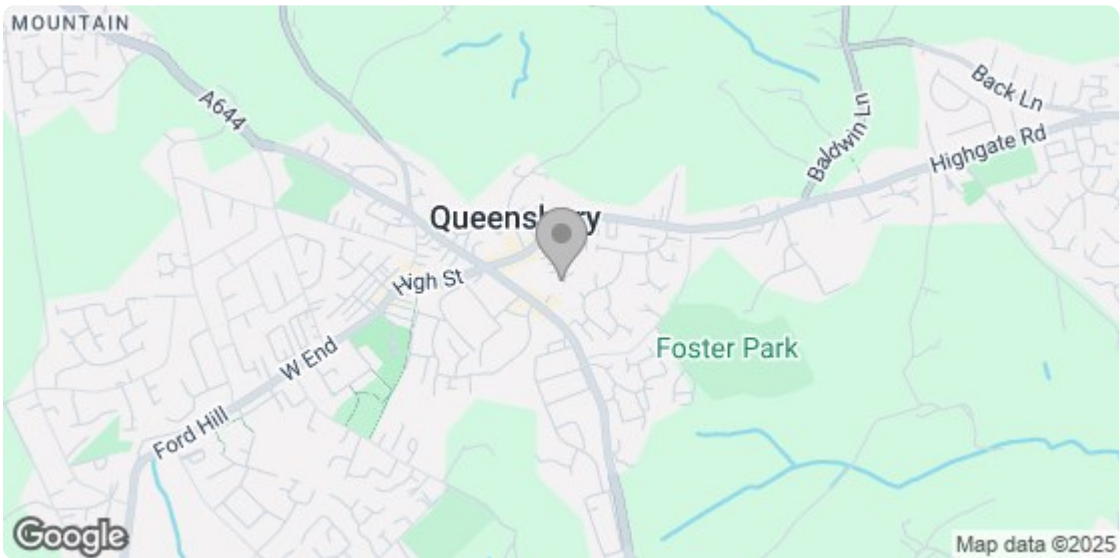
FREEHOLD

### Council Tax Band

D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		

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