



Brookhaven  
Broughton, NN14 1RU



Simpson & Partners



# Brookhaven

Located on the outskirts of the village of Broughton is this four bedroom detached cottage with off road parking and a double garage.

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## About the Property

Located on the outskirts of the popular village of Broughton is this IDEAL FAMILY HOME - a four bedroom characterful detached cottage with off road PRIVATE PARKING and a double garage. The property benefits from double glazing, gas radiator central heating, 21' kitchen/dining room, 21' living room with feature fireplace and French doors opening onto the wrap around rear garden, bedroom one with stripped and stained floor boards & luxury fitted three piece en-suite shower room, modern white three piece bathroom suite with shower over, off road parking to the front and access to the 15' x 15' double garage and the wrap around rear garden. Accommodation comprises entrance hall, downstairs WC, kitchen/dining room and a living room. Then on the first floor there are four bedrooms, en-suite bedroom one and a family bathroom.

Broughton is noted for its picturesque Church, village store, primary school, pub and lovely countryside walks.

Offers In The Region Of **£425,000**







Entrance Hall:

Downstairs WC:

Kitchen/Dining Room:

Sitting Room:

First Floor Landing:

Bedroom 1:

En-Suite:

Bedroom 2:

Bedroom 3:

Bedroom 4:

Bathroom:

Outside:

Front:

Double Garage:

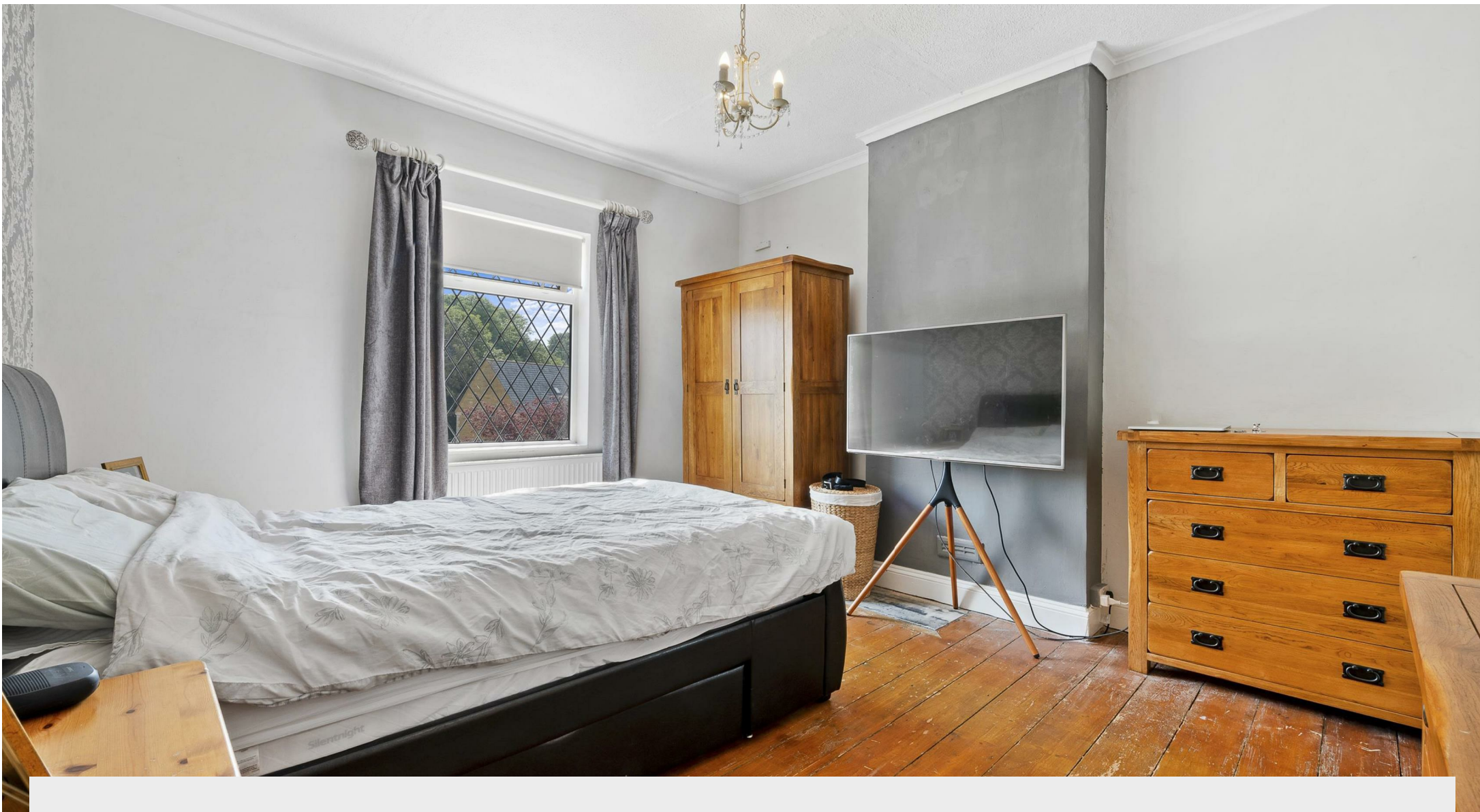
Rear Garden:





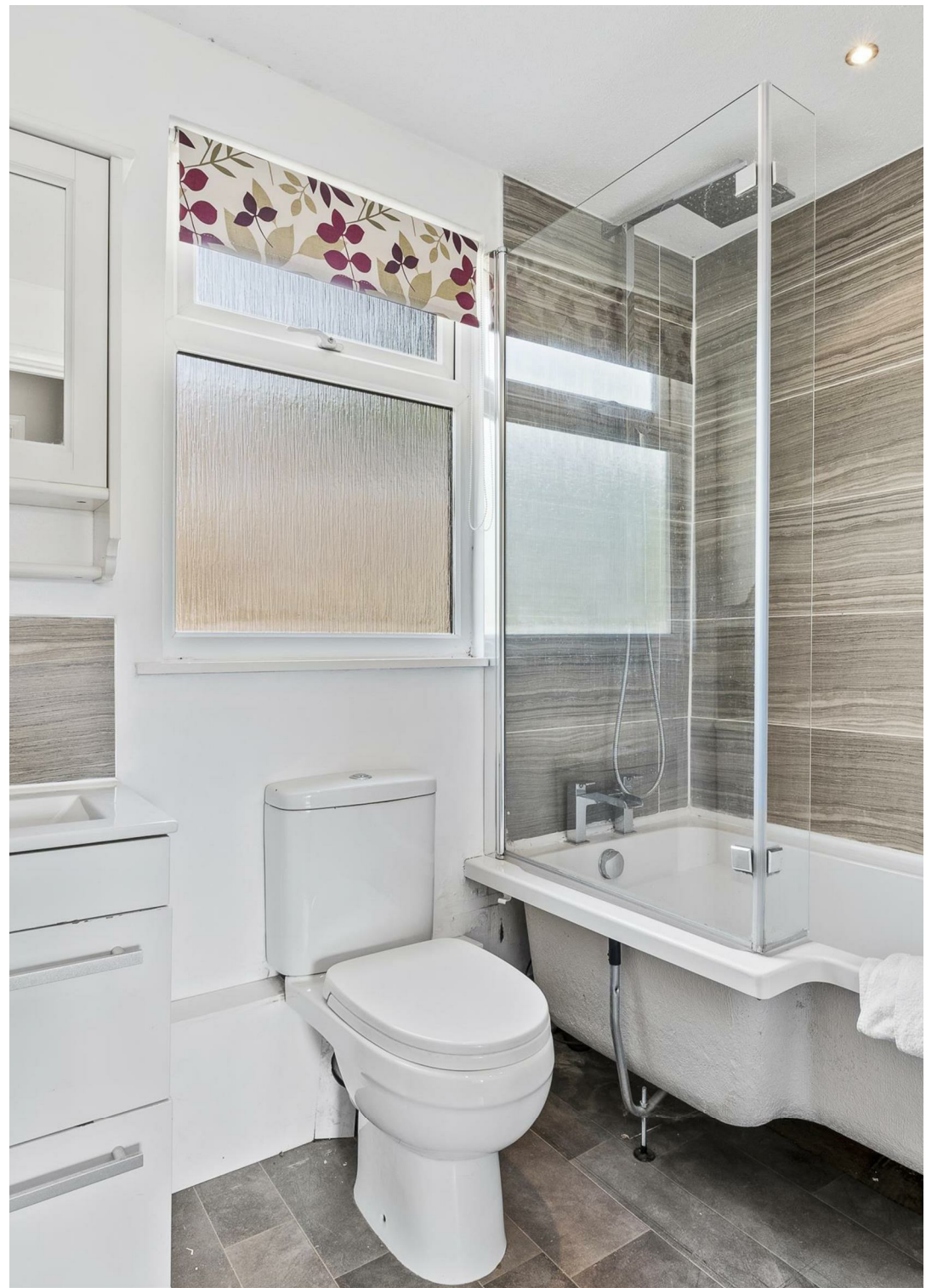






Bedroom One With Stripped & Stained Floor Boards.














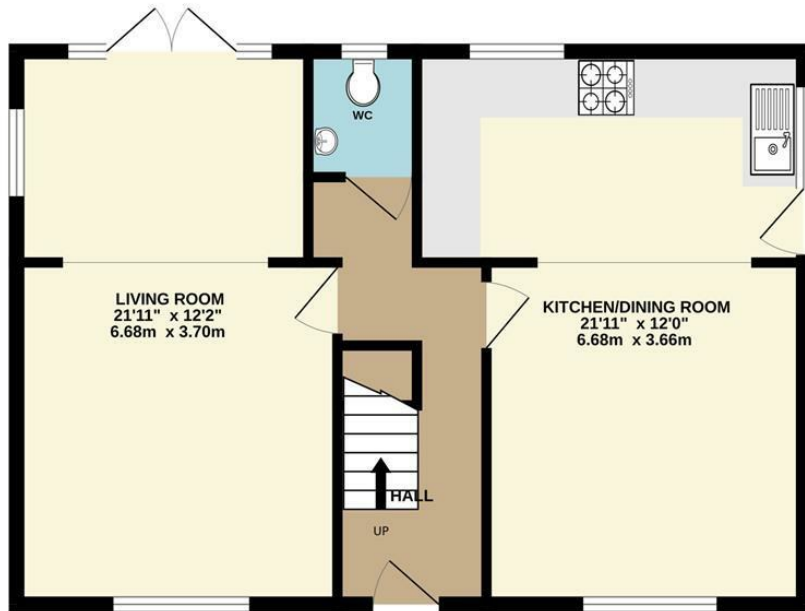
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

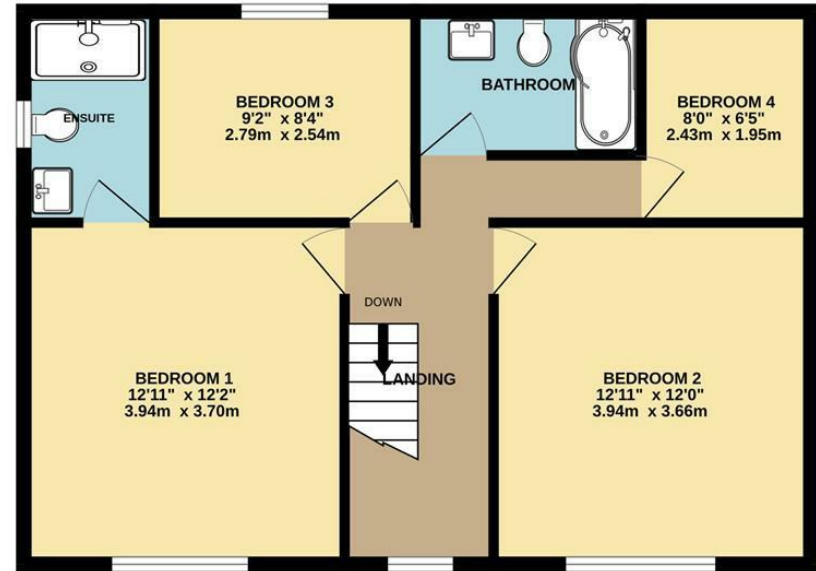




GROUND FLOOR



1ST FLOOR



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