




## 4b Brackley Lane, BL5 1DQ


### £510,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning modern detached family home positioned within a tucked away development of only three properties. This exceptional home boasts generous accommodation together with a range of cutting edge features. This stunning home is nestled in a convenient location, offering great links to the M61 and local amenities. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which provides access into handy downstairs cloakroom. An excellent sitting room / kitchen diner provides perfect open plan living, perfect for entertaining. There is a handy gym and utility room with french doors to the garden completing the ground floor accommodation. To the first floor are two fantastic double bedrooms and family bathroom. The second bedroom benefits from a walk in wardrobe, ensuite shower room and a balcony. To the second floor there is two further bedrooms and a family bathroom. The fourth bedroom also benefits from a handy walk in wardrobe. Outside, the front gardens are enclosed with secure gates opening to provide ample off road parking. The fantastic enclosed gardens provide excellent outdoor space and a good degree of privacy.





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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