



Pinkmove

## Brooklea guide price £440,000

- MASTER EN-SUITE AND FAMILY BATHROOM
- UTILITY AND CLOAKROOM
- PARKING AND GARAGE
- COUNCIL TAX F
- POPULAR LOCATION
- EPC Rating: D

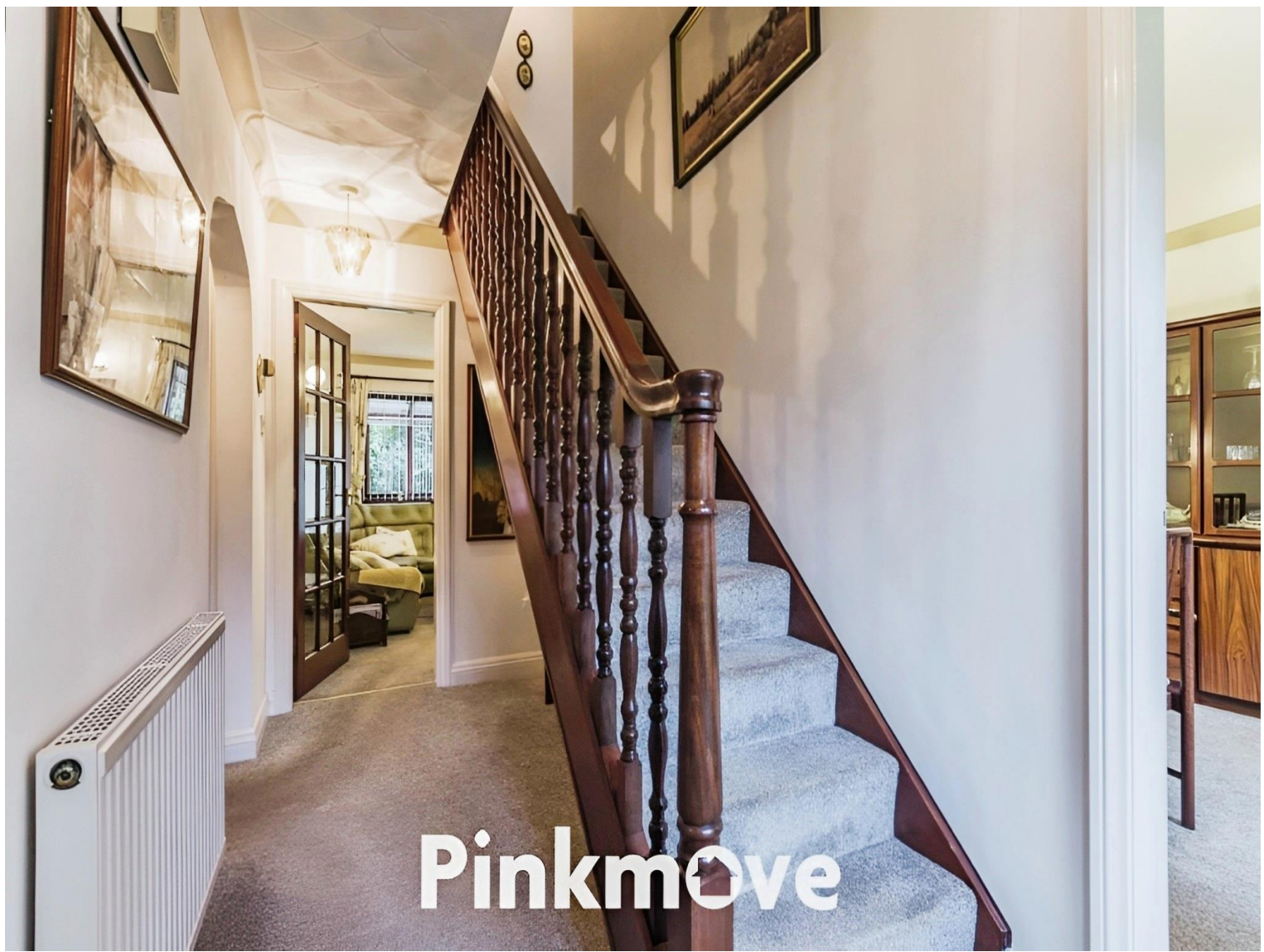


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## About the property

NEW PRICE NOW Guide Price £440,000 to £450,000\*NO CHAIN\*

\*SPACIOUS DETACHED PROPERTY\*\*FOUR DOUBLE BEDROOMS\*\*MASTER EN-SUITE AND FAMILY BATHROOM\*\*FOUR RECEPTION ROOMS\*\*KITCHEN\*\*UTILITY AND CLOAKROOM\*\*CELLAR\*\*PARKING AND GARAGE\*\*







## Accommodation

### Hallway

### Living Room

12' x 16' 4" ( 3.66m x 4.98m )

### Dining Room

13' x 10' ( 3.96m x 3.05m )

### Conservatory

8' 8" x 14' 11" ( 2.64m x 4.55m )

### Kitchen

13' 7" x 9' 1" ( 4.14m x 2.77m )

### Utility Room

7' 1" x 9' 6" ( 2.16m x 2.90m )

### Study

7' 8" x 9' 1" ( 2.34m x 2.77m )

### Cloakroom

3' 2" x 3' 8" ( 0.97m x 1.12m )

### Cellar

25' 2" x 5' 5" ( 7.67m x 1.65m )

### Landing

### Bedroom 1

13' 4" x 10' 2" ( 4.06m x 3.10m )

### En-Suite

6' 7" x 5' 9" ( 2.01m x 1.75m )

### Bedroom 2

13' 1" x 11' 11" ( 3.99m x 3.63m )

### Bedroom 3

9' 10" x 9' ( 3.00m x 2.74m )

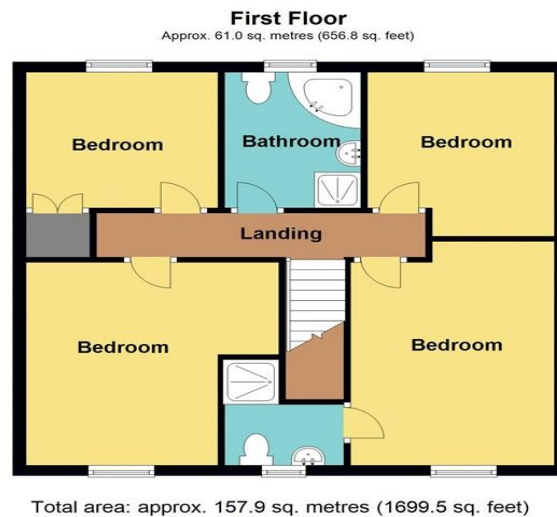
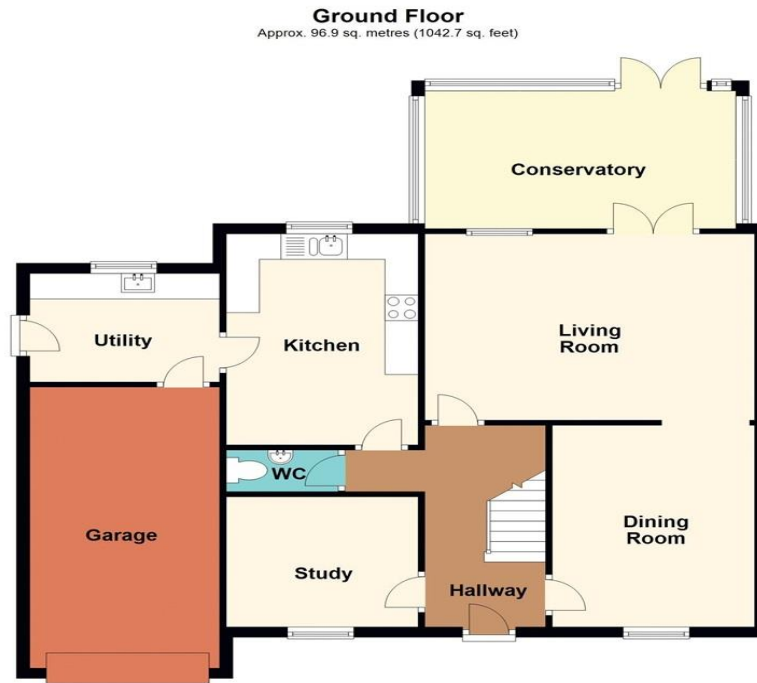
### Bedroom 4

8' 9" x 9' 1" ( 2.67m x 2.77m )

### Bathroom

10' x 6' 9" ( 3.05m x 2.06m )

## Floorplan



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that 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 part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.