



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

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Kings Causeway, Brierfield, BB9 0EY

£475,000

AN EXQUISITE FOUR-BEDROOM FAMILY HOME WITH ANNEX

Nestled in the charming Kings Causeway of Brierfield, Nelson, this semi-detached house is a true gem waiting to be discovered. Boasting three reception rooms and five bedrooms, this beautifully maintained family home offers ample space for comfortable living.

Renovated to a high standard, this property exudes elegance and modernity, making it a perfect choice for those with discerning taste. The two bathrooms provide convenience and luxury for the whole family.

Situated in a semi-rural setting, this home offers a peaceful retreat from the hustle and bustle of city life, making it ideal for a growing family seeking a tranquil environment to call home. Additionally, the annex to the side of the property presents a fantastic opportunity for extra space or even a home office.

Don't miss out on the chance to make this stunning property your own and enjoy the best of both worlds - a serene countryside location with easy access to urban amenities.

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Kings Causeway, Brierfield, BB9 0EY

£475,000



- Exquisite Semi Detached Property with One Bedroom Annex
- Contemporary Fitted Dining Kitchen
- Ample Off Road Parking
- EPC Rating TBC
- Four Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Four Piece Bathroom
- Stunning Wraparound Gardens
- Council Tax Band F

Ground Floor

Entrance Hall

20'6" x 8'1" (6.25m x 2.46m)

Composite double glazed front door and windows, exposed stone feature wall, central heating radiators, Kamdean flooring, double doors to reception room, open access to kitchen/dining area, oak staircase to first floor and UPVC double glazed French doors to rear.

Kitchen/Dining Area

20'6" x 10'10" (6.25m x 3.30m)

UPVC double glazed window, central heating radiator, range of wall and base units with quartz worktops and upstands, tiled splashbacks, ceramic Belfast sink with mixer tap, integrated oven with five ring gas hob and extractor hood, space for American-style fridge freezer, breakfast bar, television point, exposed wooden beams, spotlights and Kamdean flooring.

WC/Utility

6'7" x 4'9" (2.01m x 1.45m)

UPVC double glazed window, dual flush WC, oak worktop, plumbing for washing machine, space for dryer, Kamdean flooring and UPVC double glazed door to front.

Reception Room

20'6" x 13'9" (6.25m x 4.19m)

Two UPVC double glazed windows, central heating radiator, smoke detector, spotlights, exposed wooden beams, multifuel burner with marble fireplace and tiled surround, television point, Herringbone-style Kamdean flooring and double doors to conservatory.

Conservatory

18'1" x 6'7" (5.51m x 2.01m)

UPVC double glazed windows, UPVC double glazed roof, central heating radiator, spotlights, Kamdean flooring and UPVC double glazed French doors to side elevation.

First Floor

Landing

12'8" x 12'5" (3.86m x 3.78m)

Central heating radiator, smoke detector, exposed beams, doors leading to four bedrooms and bathroom.

Bedroom One

20'6" x 12'5" (6.25m x 3.78m)

Hardwood and UPVC double glazed windows, central heating radiator, fitted wardrobes, spotlights and exposed wooden beams.

Bedroom Two

9'4" x 7'6" (2.84m x 2.29m)

UPVC double glazed window, central heating radiator, spotlights and exposed wooden beams.

Bedroom Three

10'6" x 7'6" (3.20m x 2.29m)

UPVC double glazed window, central heating radiator, spotlights and exposed wooden beams.

Bedroom Four

7'5" x 6'3" (2.26m x 1.91m)

Hardwood double glazed Velux window, central heating radiator and loft access.

Bathroom

10'6" x 9'1" (3.20m x 2.77m)

UPVC double glazed window, central heated towel rail, dual flush WC, Villeroy and Boch pedestal wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, part tiled elevations, Villeroy and Boch bath with mixer tap and Kamdean flooring.

Exterior

Rear

Split level, wraparound garden with laid to lawn, paved patio, bark chip beds and countryside views.

Front

Steps down to front entrance, wraparound paved patio, bark chip beds, mature shrubbery and trees, off road parking and access to annex.

Annex

Open Plan Kitchen/Living Area

19'6" x 17'6" (5.94m x 5.33m)

UPVC double glazed French front doors, electric radiator, smoke detector, range of wall and base units, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood, space for fridge freezer, spotlights, wood effect laminate flooring doors to shower room and bedroom.

Shower Room

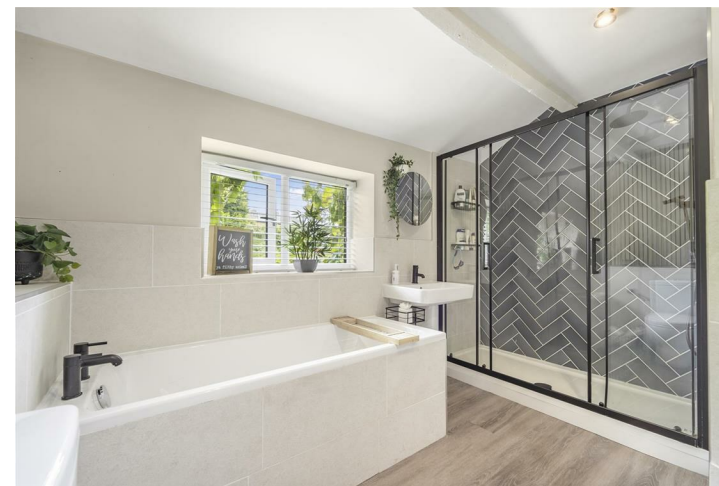
7'11" x 5'6" (2.41m x 1.68m)

Dual flush WC, vanity top wash basin with mixer tap, electric feed shower enclosed, part PVC panelled elevations, extractor fan, and spotlights.

Bedroom

19'6" x 12'9" (5.94m x 3.89m)

UPVC double glazed window, loft access and spotlights.



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