



27 Brambling Place

Wideopen



SANDERSON
YOUNG



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Situated on the desirable Five Mile Park in Wideopen is this modern detached family home positioned on a substantial south facing plot.

The property was purchased by the current owners from new and since then has had some further decorative modernisation internally bringing it up to a very high standard.

Originally constructed by Bellway Homes, Brambling Place is conveniently situated close to public transport links, the A1 Western Bypass, as well as the amenities and shopping of Front Street and nearby Lockey Park.

Price Guide:

Offers Over £495,000
4 2 2 B





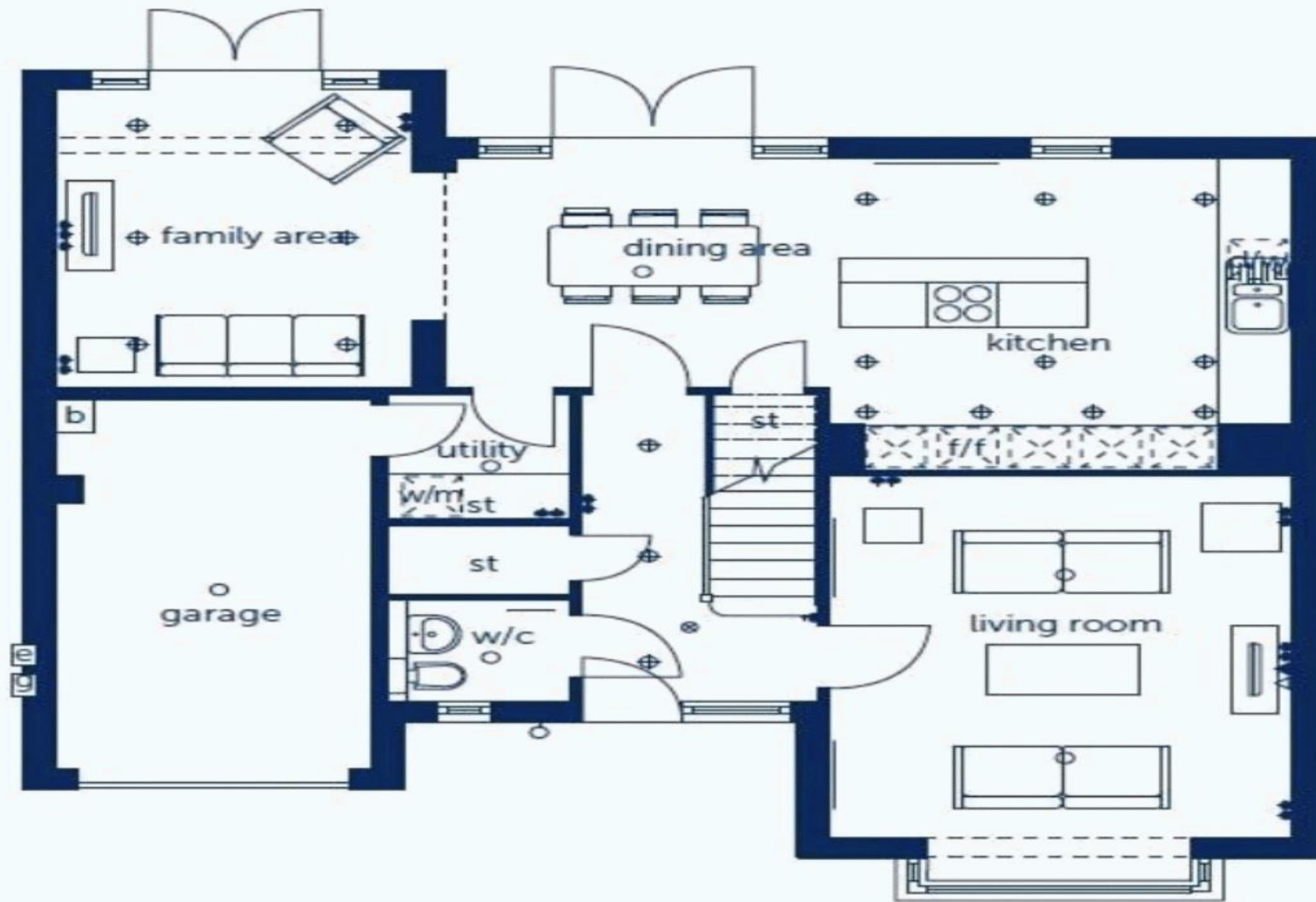
The accommodation comprises: Entrance hallway with a lovely ground floor WC and staircase to the first floor | Beautiful sitting room with walk in bay window and fitted media wall with bespoke feature lighting | Lovely open plan kitchen, dining and living space, which is presented to a good standard with integrated appliances, modern cabinetry, stone worktops and a large central island with breakfast bar. The kitchen also enjoys bespoke feature lighting with a recessed extractor and a pantry store cupboard. There are two sets of French doors leading out onto the rear gardens from both the dining and living areas, and the living area has another media wall | A door from the kitchen leads through to the utility room and onto the integral garage.

To the first floor - Principal suite with two sets of sliding door wardrobes and a large ensuite shower and bathroom with double sinks | Three further double bedrooms, one of which includes a second ensuite shower room | Family bathroom with three-piece suite. | Loft hatch with integrated ladders leading to boarded loft, which houses the solar thermal system, and provides significant storage space.



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Ground Floor

- ▶ Kitchen/Dining Area - 7.128m x 3.540m (23'4" x 11'6")
- ▶ Family Area - 2.937m x 3.940m (9'6" x 12'11")
- ▶ Living Room - 3.840m x 5.427m (12'7" x 17'9")



Externally, the property benefits from a large driveway with off street parking for multiple vehicles and access to the integral garage, as well as a front garden | An extensive south facing lawned rear garden with a paved patio, shed and feature lighting. The rear gardens also offer a beautiful open aspect over the nature reserve and surrounding woodland.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Leasehold | Lease Term Remaining; 113 Years | Current Ground Rent; £250 Per Annum | Service Charge; Approximately £160 Per Annum | Council Tax; Band E | Energy Performance Certificate; Rating B

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