



**3 Bowling Green Lane, Broughton
DN20 0FA
Offers Over £400,000**

Welcome to this stunning detached home located on Bowling Green Lane in the popular village of Broughton. This property is set on a great sized plot and provides a generous amount of living space inside and out, perfect for a growing family. With a beautiful modern design throughout, every part of this property is finished to an extremely high standard!

Internally, this home boasts an open plan living, dining and kitchen area, a double garage and utility, downstairs W/C, four double bedrooms and three bathrooms, as well as under floor heating and oak doors throughout. Externally, there are lovely gardens with off road parking for multiple vehicles. This home is not to be missed!

Located in the heart of Broughton, there are plenty of handy amenities nearby such as shops, pubs, local school and doctors surgery, as well as easy access to the motorway links. Don't miss out on the opportunity to make this beautiful house your own, contact us now to arrange a viewing!



Entrance Hall 14'4" x 8'0" (4.39 x 2.45)
 Entrance to the property is via the front door and into the hallway. Laminate flooring throughout with underfloor heating, spotlights and internal doors leading to the lounge, study, W/C and kitchen. Wooden stairs lead to the first floor accommodation.

Lounge 25'7" x 16'6" (7.82 x 5.04)
 Open plan with the kitchen. Laminate flooring with under floor heating, wood burning stove, two double glazed windows to the side of the property, uPVC French doors to the rear and Bifold doors to the front.

Study 10'6" x 8'3" (3.22 x 2.53)
 Laminate flooring with under floor heating and double glazed windows to the front and side of the property.

W/C 8'5" x 3'6" (2.58 x 1.07)
 Laminate flooring with underfloor heating, spotlights and double glazed window facing to the side of the property. A two piece suite consisting of toilet and sink with vanity unit.

Kitchen 10'11" x 16'9" (3.33 x 5.13)
 Open plan with the lounge, laminate flooring with underfloor heating, spotlights and two double glazed windows to the rear of the property. Base height and wall mounted units with integral appliances including fridge/freezer, dishwasher, oven, grill, extractor fan and sink and drainer.

Landing 10'2" x 6'5" (3.11 x 1.97)
 Carpeted with central heating radiator and internal doors leading to all four bedrooms, storage cupboard and family bathroom.

Master Bedroom 14'10" x 10'8" (4.54 x 3.27)
 Carpeted with central heating radiator, built in wardrobes and double glazed window facing to the rear of the property. Internal door leads to the en-suite.

En-Suite 8'2" x 3'3" (2.49 x 1.0)
 A three piece suite consisting of toilet, sink with vanity unit and double shower cubicle. Tiled flooring with part tiled walls.

Bedroom Two 12'11" x 12'1" (3.94 x 3.7)
 Carpeted with central heating radiator, built in storage and double glazed window facing to the front of the property. Internal door leads to the en-suite.

En-Suite 3'10" x 7'6" (1.17 x 2.3)
 Tiled flooring with tiled walls, spotlights, heated towel rail and

double glazed window facing to the rear of the property. A three piece suite consisting of double shower cubicle, toilet and sink with vanity unit.

Bedroom Three 10'11" x 16'6" (3.35 x 5.03)
 Carpeted with central heating radiator and double glazed window facing to the front of the property.

Bedroom Four 10'8" x 9'10" (3.27 x 3.02)
 Carpeted with central heating radiator and double glazed window facing to the rear of the property.

Bathroom 7'6" x 6'9" (2.3 x 2.06)
 Tiled flooring with tiled walls, spotlights, heated towel rail and double glazed window facing to the rear of the property. A four piece suite consisting of bathtub, corner shower cubicle, toilet and sink with vanity unit.

External
 Access to the property is through electric gates where you will find a generously sized, well presented lawned garden with patio area, and a block paved driveway offering ample off road parking. The driveway leads to the property and integral double garage and utility which measures 5.33m x 5.80m and benefits from electric doors. Access to the rear is down the side of the property where you will find a lovely patio area, absolutely ideal for entertaining.

Disclaimer
 The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

