



01947 601301



RED ROOF, 14 THE
CARRS,
BRIGGSWATH

4 BED DETACHED BUNGALOW



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PROPERTY FEATURES

- Detached Chalet Bungalow with a South-Facing Garden
- Lounge with Fireplace & Garden Room
- Kitchen/Diner with Fitted Cabinets & Integrated Appliances
- 4 Double Bedrooms & 2 Bathrooms
- Gas Central Heating & Double-Glazing Throughout
- Attached Garage & Driveway
- Lawned Garden with Patio & Summerhouse

Type: **DETACHED BUNGALOW**
Availability: **FOR SALE**
Bedrooms: **4**
Bathrooms: **2**
Reception Rooms: **1**
Parking: **DRIVEWAY, GARAGE**
Outside Space: **SOUTH FACING GARDEN**
Tenure: **FREEHOLD**

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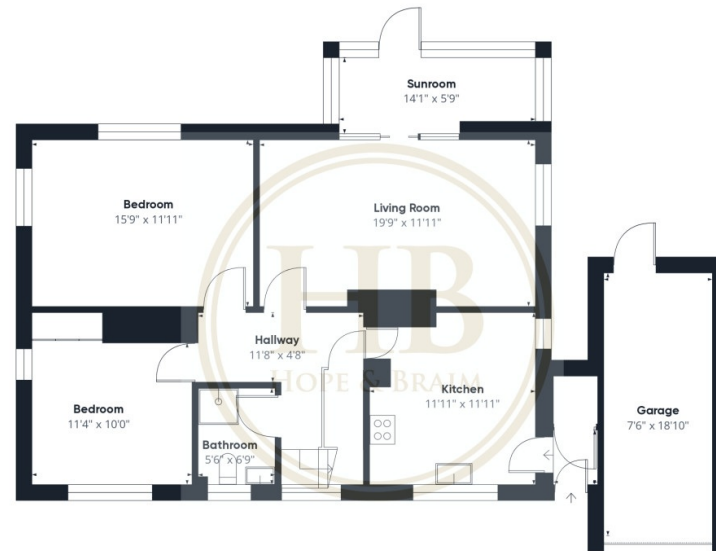
RED ROOF, 14 THE CARRS, BRIGGSWATH- 4 bed Detached Bungalow -£425,000



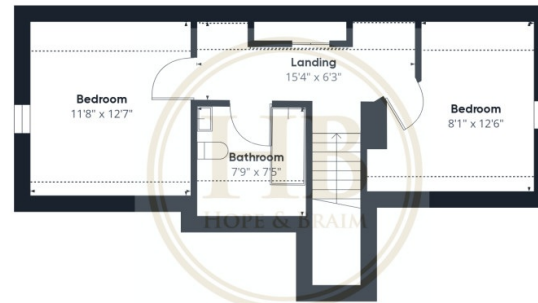
Hope & Braim are delighted to present 14 The Carrs in Briggswath to the market. A detached chalet bungalow with a south-facing garden and a garage located at the bottom of Carr Hill close to Perry's Garden Centre and local amenities of neighbouring Sleights. The property has been extended by converting the loft space to create a larger home with bedrooms and bathrooms on both levels, making it both a bungalow and a house. The entrance leads into the kitchen/diner that has a range of fitted cabinets with integrated appliances, including a cooker and a dishwasher, plus there is space for a dining table and seating. The lounge is a spacious reception room with a fireplace and glazed doors leading out to the garden room with views over the well-kept gardens. There are two double bedrooms, both with fitted wardrobes, and a modern shower room with underfloor heating downstairs. Upstairs there are a further two double bedrooms and a second bathroom, all benefiting from having gas central heating and double-glazing throughout. Outside there is a driveway and a part paved front garden that has space for two cars to be parked, plus there is a garage. To the rear there are lawned gardens with mature borders and a patio that enjoys a southerly aspect and a timber cabin that is the perfect retreat where the gardens with its wildlife can be enjoyed.



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Floor 0



Floor 1

Approximate total area⁽¹⁾
1506.95 ft²
Reduced headroom
98.6 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

