



01947 601301



6 LINDEN CLOSE,
BRIGGSWATH

4 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached House with Large Garden
- 2 Reception Rooms & Breakfast Kitchen
- Extended by the addition of a Glazed Garden room
- 4 Bedrooms, 2 Bathrooms & Downstairs WC
- Gas Central Heating & Double-Glazing Throughout
- Double Garage & Double Driveway
- Large Level Garden ideal for Families
- Quite Cul-de-Sac location close to Village Amenities

Type: **DETACHED HOUSE**
Availability: **FOR SALE**
Bedrooms: **4**
Bathrooms: **2**
Reception Rooms: **3**
Parking: **DOUBLE GARAGE, DRIVEWAY**
Outside Space: **GARDEN**
Tenure: **FREEHOLD**

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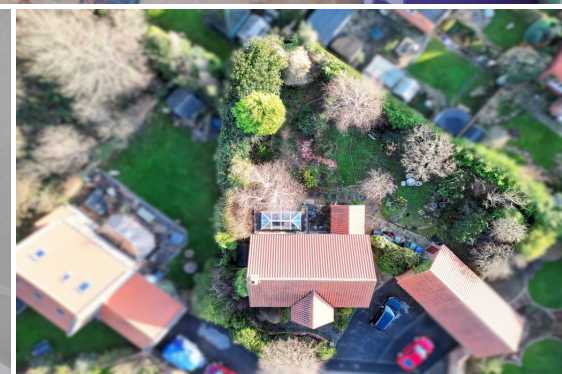
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6 LINDEN CLOSE, BRIGGSWATH - 4 bed Detached House - £499,950

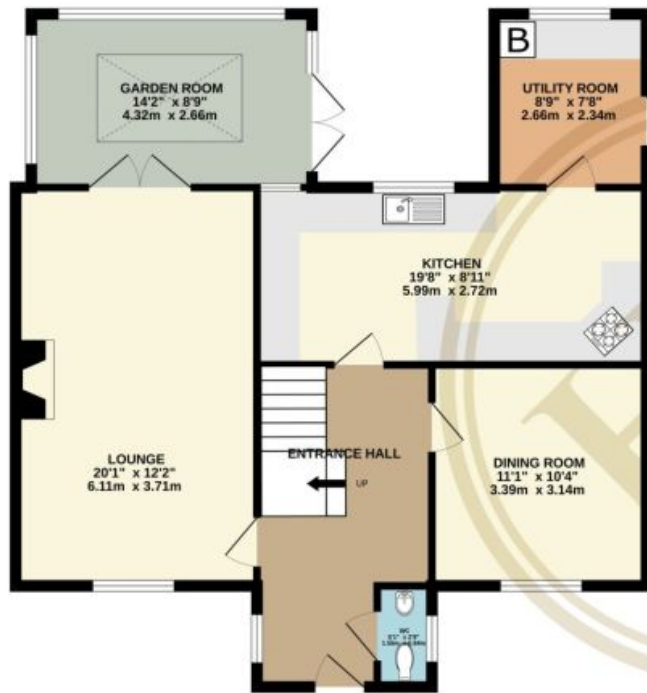


Hope & Braim are delighted to present 6 Linden Close in Briggswath to the market. A detached house with generous gardens and a double garage located on a cul-de-sac in an exclusive development at the foot of Carr Hill. The property is of a traditional brick construction and has been extended to the rear by the addition of a glazed garden room that links the inside with the gardens. There is a spacious entrance hall that has a downstairs cloakroom and doors lead off to the ground floor accommodation with a staircase up to the bedrooms. There are two reception rooms comprising a lounge and a dining room with the lounge being well-proportioned and having a log burning stove for additional warmth and charm plus there are French Doors to the rear that lead through to the garden room. The dining room is next to the kitchen which is large enough for a breakfast table and has a range of fitted cabinets with integrated appliances. A useful utility room that houses the central heating boiler completes the downstairs accommodation. Upstairs there are four bedrooms and two bathrooms including an en-suite shower room off the principal bedroom and a family bathroom. The property has been well-maintained and benefits from having gas central heating and double-glazing throughout. Outside there is a double driveway and a double garage, whilst to the rear is a large level garden which is a real attraction for this ideal family home.

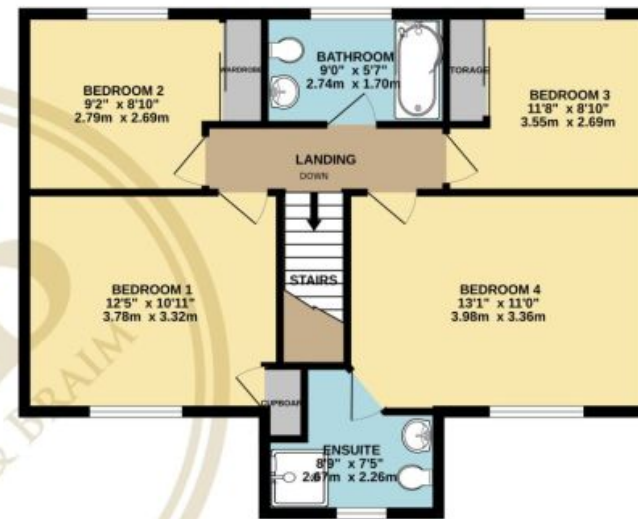


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GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 1546 sq.ft. (143.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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