



Brookhouse Close, Rearsby

Nestled in an exclusive cul-de-sac, this extended and beautifully presented 3 bedroom, detached home offers a perfect blend of modern comfort and charming appeal.



FEATURES

- Link Detached Property
- Three Bedrooms
- Extended Accommodation
- Large Lounge/Diner
- Extended Breakfast Kitchen
- Bathroom with Bath Shower
- Delightful Garden Room
- Attached Single Garage
- Large Garden
- Off-Road Parking



Kitchen Diner



FULL DESCRIPTION

As you step inside, you'll be greeted by a welcoming entrance hall, complete with a convenient cloaks WC.

This leads to a spacious and stylish breakfast kitchen, designed for both functionality and aesthetics. The kitchen is modern and pristine, featuring sleek counter tops and ample storage space.

It includes a contemporary breakfast bar, ideal for casual dining and morning coffee, fostering a relaxed and social atmosphere.

Adjacent to the breakfast bar, there is a cozy dining area that is perfect for family meals and intimate gatherings.

A stable door provides direct access to the rear garden, allowing for easy indoor-outdoor living and entertaining. Additionally, a glazed door opens into the L-shaped lounge and dining room area, seamlessly connecting the kitchen to the rest of the living space.



Living Room

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L shaped Lounge & Dining Room



Lounge



Lounge



Summer Room

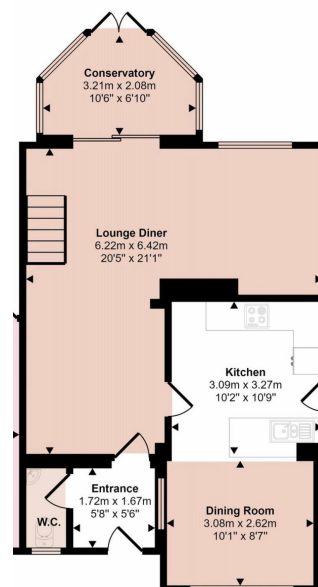
GROUND FLOOR

The heart of the home is the expansive L-shaped lounge and dining room. This versatile space is perfect for both relaxed living and entertaining, featuring open-plan stairs that lead to the first floor.

The open-plan design adds a contemporary feel and enhances the sense of space and light.

The adjoining garden room is a highlight, with pleasant views into the partially walled garden with tiled flooring, connected with power and lighting, central French doors leading directly into the garden itself and the room is fitted with thermal blinds.

This serene and inviting space is ideal for enjoying morning coffee or unwinding at the end of the day while taking in the beautiful garden views.



For identification purposes only, measurements are approximate, not to scale.



Bedroom 1



Bedroom 1



Bedroom 3



Bedroom 2

FIRST FLOOR

Upstairs, the landing is bright and airy, enhanced by ample natural light, creating a welcoming atmosphere. From here, you'll find three well-appointed bedrooms, each designed with comfort and style in mind.

The front bedroom has been thoughtfully extended, providing a generous and versatile space. This room can easily be transformed to suit your lifestyle, whether you envision it as a spacious master suite, a multi-functional family room, or even a home office.

The family bathroom is designed for both convenience and comfort, featuring modern fixtures and fittings. It includes a luxurious bath for relaxing soaks, as well as a separate shower for those busy mornings, ensuring all your family's needs are met.

Outside, the property boasts picturesque front and rear gardens, a driveway, and an integral single garage.

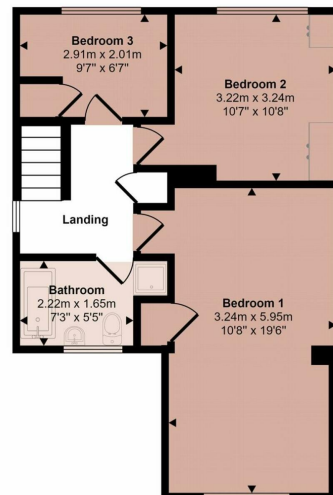
This property is a must-see for those seeking a peaceful yet convenient location in the heart of Rearsby.



Family Bedroom



Stairs & Landing



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EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	67		
(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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