

Regency Drive, Broomhill

£495,000

- **Energy Rating - C**
- **Expansive Garden**
- **Driveway & Garage**
- **South Facing Garden**
- **Ground Floor Cloakroom**

- **Four Bedroom Semi-Detached Home**
- **Utility Room**
- **Double Story Extension**
- **Beautifully Presented**
- **Gas Central Heating & Double Glazing**

Welcome to this charming four-bedroom semi detached home, a sanctuary designed for discerning buyers who seek both comfort and sophistication. Impeccably maintained, this residence offers a thoughtfully crafted layout featuring a warm and inviting lounge, a contemporary kitchen/diner equipped with built-in appliances, a utility room, and a convenient ground floor cloakroom.

Ascending to the first floor, you'll discover three spacious double bedrooms, including a primary bedroom with built-in wardrobes, Vaulted Ceiling and an en-suite boasting a separate shower and bath. An additional single bedroom is also present, complemented by a family bathroom with a shower over the bath.

Modern conveniences abound in this home, including UPVC double glazing and efficient gas central heating powered by a combination boiler. The property also includes a garage, side access, and a driveway for hassle-free off-street parking, ensuring all your everyday needs are effortlessly met.

Outside, the generously sized south-facing rear garden beckons with its patio, lawn, decking area, gravel play area, and space for a garden building. This idyllic setting provides the perfect space for relaxation and outdoor enjoyment, with easy access from the side of the property.

In essence, this home epitomizes tasteful living, presenting an unparalleled opportunity for those beginning their journey into homeownership.

Lounge 22'3" x 10'10" max (6.80 x 3.31 max )

Kitchen/Diner 20'8" x 18'4" (6.32 x 5.61 )  
Both at max (L shaped)

Utility 8'8" x 7'3" (2.65 x 2.23)

Ground Floor Cloakroom 7'3" x 3'0" (2.21 x 0.93 )

Bedroom One 13'6" x 11'11" (4.13 x 3.64 )

En-Suite 11'11" into shower x 5'7" (3.64 into shower x 1.72 )

Bedroom Two 11'3" x 8'7" (3.45 x 2.63 )

Bedroom Three 10'5" x 9'6" (3.19 x 2.90)

Bedroom Four 7'7" x 6'11" (2.33 x 2.11)  
Both at max

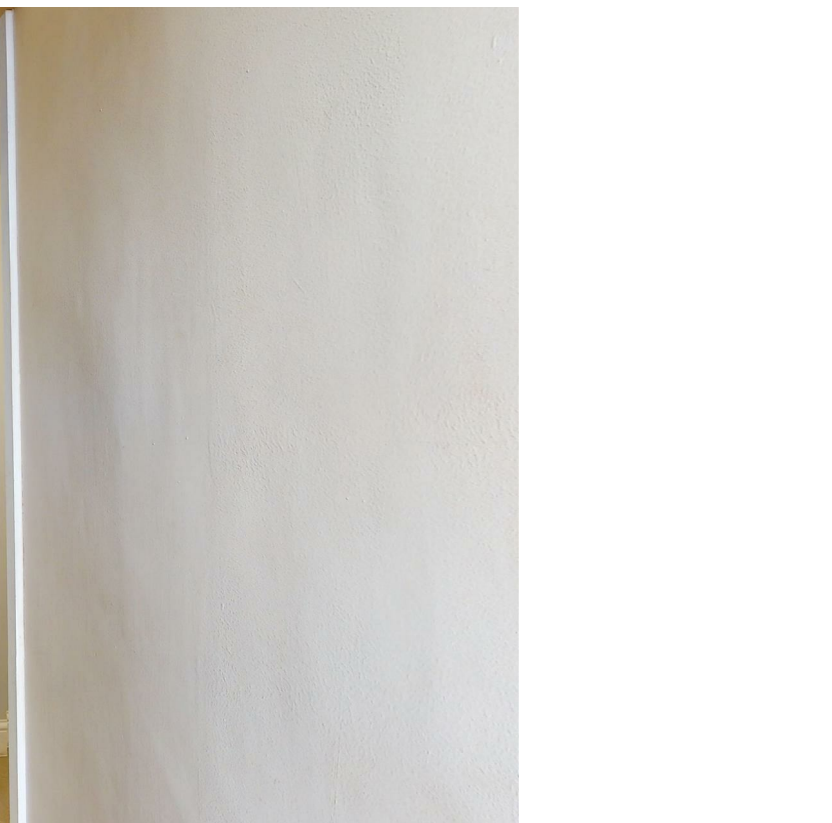
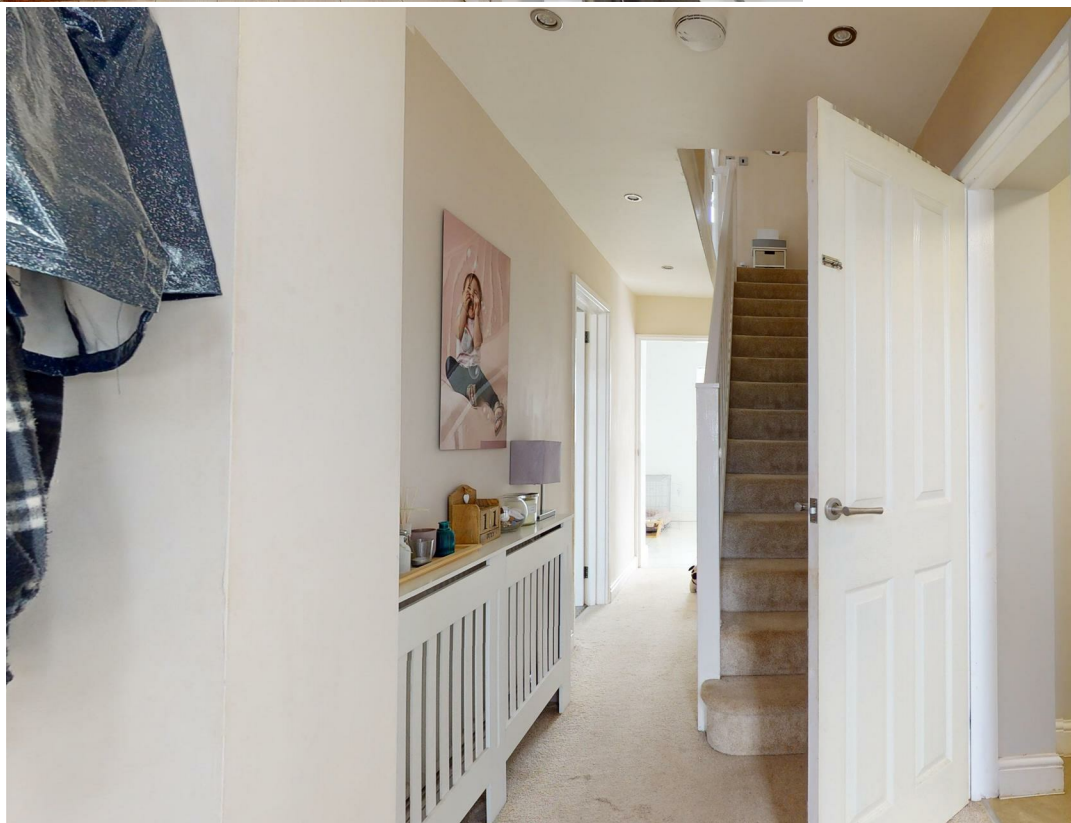
Bathroom 7'8" x 5'4" (2.36 x 1.65 )

Tenure - Freehold

Council Tax Band - B



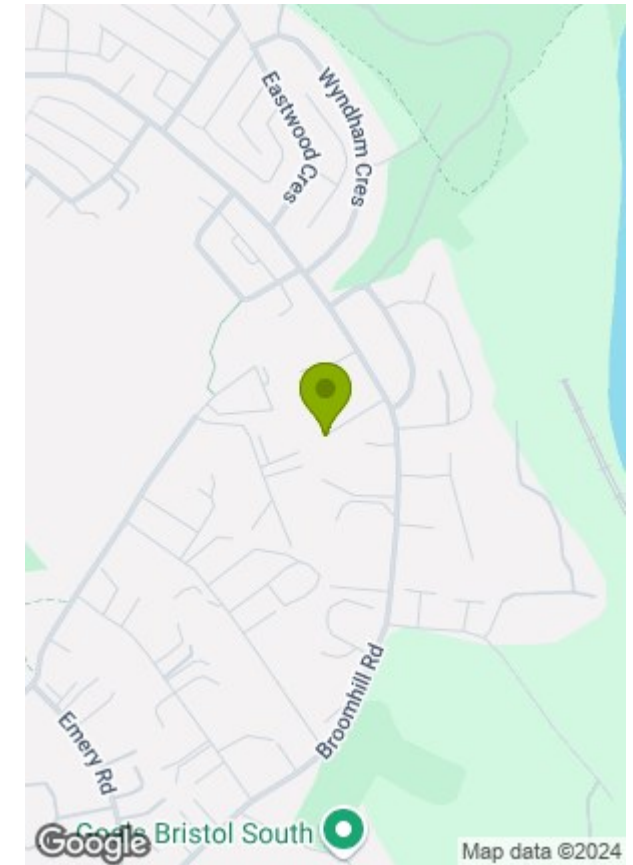
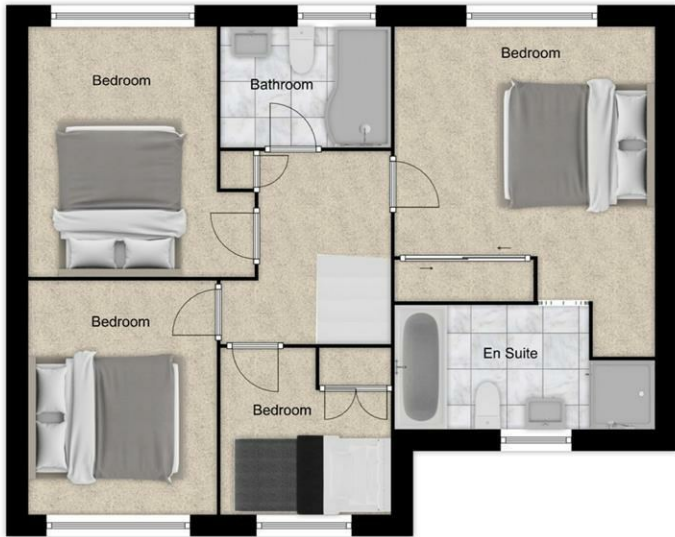












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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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