

95 PEPLINS WAY, BROOKMANS PARK AL9 7UT

Guide Price £1,050,000 | Freehold









# **Property Overview**

A substantial and beautifully presented four double bedroom semi detached family house which has undergone complete modernisation throughout to provide luxury contemporary living space. Accommodation comprises a welcoming entrance hall with study and cloakroom, spacious living room with inter connecting doors to a stunning open plan family room/kitchen with bi folding doors to rear, luxury German designer kitchen with quartz work tops and fully integrated Neff appliances and separate Utility room. To the first floor are four good size double bedrooms and luxury family bathroom with the master enjoying en suite facilities and far reaching countryside views. A block paved drive with side gate leads to a landscaped 70ft garden (backing open fields) with full width patio and storage shed.







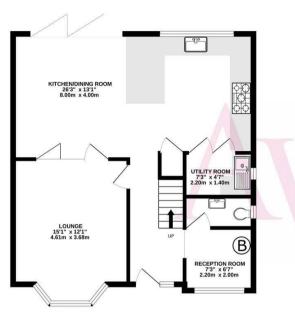
- Living Room: 15'1 x 12'1
- Study: 7'3 x 6'7
- Kitchen/Family Room: 26'3 x 13'1
- Utility Room: 7'3 x 4'7
- Luxury Family Bathroom

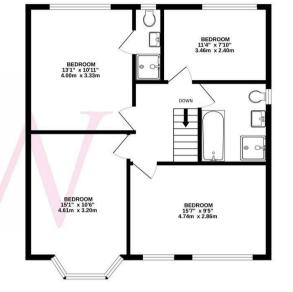
- Bedroom One: 13'1 x 10'11 Plus En Suite
- Bedroom Two: 15'1 x 10'6
- Bedroom Three: 15'7 x 9'5
- Bedroom Four: 11'4 x 7'10
- 70ft Landscaped Garden

# **Agents Notes**

The property has been finished to an exacting standard including underfloor heating throughout the ground floor, Italian porcelin chevron tiled flooring, Quality kitchen & bathroom fixtures and fittings, built in Wi-Fi, designer kitchen with fully integrated Neff appliances and landscaped garden to rear.

GROUND FLOOR 678 sq.ft. (63.0 sq.m.) approx.





1ST FLOOR

673 sq.ft. (62.5 sq.m.) approx.

TOTAL FLOOR AREA : 1350 sq.ft. (125.5 sq.m.) approx. While every attempt has been made to ensure the accuracy of the flooping the second and the measurements in the second second and the second second and the second second and the second secon





### **Contact us**

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