



14 STANIWELLS DRIVE

BRIGG, DN20 0BD

£285,000
FREEHOLD

Welcome to Staniwells Drive, Broughton

This charming four-bedroom detached family home is nestled in the peaceful and popular residential area of Broughton, perfect for families seeking a quiet yet convenient location.



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DESCRIPTION

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This charming four-bedroom detached family home is nestled in the peaceful and popular residential area of Broughton, perfect for families seeking a quiet yet convenient location.

Upon entering the property, you'll discover a spacious dining room, which can also double as a versatile playroom, and a generous living room that leads into a bright conservatory—ideal for relaxing or entertaining. The modern kitchen offers a great range of storage options and is complemented by a separate utility room for added convenience, completing to ground floor is a WC.

On the first floor, the master bedroom features its own en-suite, while three additional double bedrooms are served by a well-appointed family bathroom, providing plenty of space for a growing family.

The outdoor areas are equally impressive, with a meticulously maintained front garden and a beautifully landscaped rear garden, complete with a charming summer house. The property also includes a garage and a driveway with off-road parking for two cars.

This home is move-in ready and offers the perfect opportunity for a family to make it their own.

ENTRANCE

Via a composite door into hallway with light to ceiling, stairs to first floor, storage cupboard and radiator

DINING ROOM

Light and coving to ceiling, uPVC double glazed bay window to front aspect and radiator.

WC

Light to ceiling, uPVC double glazed window to front

aspect, vanity housed hand wash basin with cupboard under and concealed cistern

KITCHEN

Spotlights to ceiling, uPVC double glazed window to rear and side aspect, range of high gloss wall and base units with laminate worktops, stainless steel sink unit, electric fan assisted double oven and build in microwave, wine cooler, integrated dishwasher and fridge freezer and a breakfast bar, through open archway into:

UTILITY ROOM

Light to ceiling, uPVC door to the side aspect, a selection base units with laminate worktops and larder style cupboard ideal storage for Hoover and ironing board, stainless steel sink unit and boiler is located in the utility room

LIVING ROOM

A lovely large living room with two lights and coving to ceiling, uPVC double glazed window to side aspect and French doors into the conservatory and two radiators.

CONSERVATORY

Light to wall, fully glazed uPVC door to rear garden

BEDROOM ONE

Light and fan to ceiling, uPVC double glazed window, a selection of oak and mirror effect sliding wardrobes and a radiator

EN-SUITE

Spotlights to ceiling, uPVC double glazed window to side aspect, vanity housed and concealed cistern and walk in shower wet room style, fully tiled to walls and floor.

BEDROOM TWO

Light and coving to ceiling, uPVC double glazed window and radiator

BEROOM THREE

Light and coving to ceiling, uPVC double glazed window, over the stairs, inbuild wardrobe and radiator

BEDROOM FOUR

Light and coving to ceiling, uPVC double glazed window, build in triple wardrobe and radiator

FAMILY BATHROOM

Light to ceiling, panelled bath with shower over, low flush WC, hand wash basin and chrome towel heater.

EXTERNAL

"As you approach the property on Staniwells Drive, you'll notice a driveway offering tandem off-road parking for two cars, leading to a semi-detached garage with an up-and-over door. The rear garden is beautifully maintained and features a large, paved patio, perfect for outdoor entertaining, a section of lawn and an addition elevated patio area. There's also access to a charming timber summer house, adding extra space for relaxation or storage

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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