



## 60B GEORGE STREET

BROUGHTON, DN20 0LA

**£215,000**  
**FREEHOLD**

A fantastic opportunity for a brand new bungalow finished to the highest of standards located in Broughton, boasting of three bedrooms and two bathrooms. This exquisite residence has been meticulously crafted to the highest standards, boasting a luxurious finish that permeates every corner



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### Full Description

Presenting a remarkable detached new build bungalow nestled on George Street in the charming village of Broughton. This exquisite residence has been meticulously crafted to the highest standards, boasting a luxurious finish that permeates every corner. As you step inside, you'll be greeted by a captivating open plan day room that truly embodies the concept of modern living. The heart of the home, this expansive space seamlessly integrates a luminous kitchen, a graceful dining area, and a comfortable living room. Sunlight dances through the room, enhancing the sense of airiness and tranquillity. The kitchen is a culinary enthusiast's dream, featuring top-tier appliances, sleek countertops, and ample storage. The dining room flows effortlessly into the living area, where large doors gracefully lead to a delightful patio, creating a harmonious indoor-outdoor connection – perfect for entertaining guests or enjoying serene moments alone. The bungalow comprises three generously proportioned bedrooms, each offering a haven of comfort and relaxation. These rooms are well-appointed and thoughtfully designed, catering to both privacy and aesthetic appeal.

A tastefully designed family bathroom serves the bedrooms and an additional shower room, reflecting the same attention to detail seen throughout the home. Additionally, a separate utility room provides convenience and functionality, completing the practicality of the living space. Emphasizing convenience, the property boasts a block-paved driveway that elegantly graces the front, providing off-street parking for your vehicles. This well-designed feature enhances the overall curb appeal of the bungalow and ensures that your arrival home is always hassle-free.

### ENTRANCE HALLWAY

Accessed through a composite door with radiator leading into:-

### UTILITY

With a UPVC double glazed window to front aspect, cupboard housing boiler, space and plumbing for a washing machine and dryer, sink with mixer tap.

### BEDROOM TWO

With a UPVC double glazed window to side aspect and a radiator.

### BEDROOM THREE

With a UPVC double glazed window to side aspect and a radiator.

### FAMILY BATHROOM

With an opaque UPVC double glazed window to side aspect, panelled bath with overhead shower, WC, vanity housed hand wash basin with storage, towel heater.

### OPEN PLAN KITCHEN / LIVING ROOM

With UPVC double glazed French door to rear aspect, kitchen has a range of wall and base units with laminate worktops, ceramic one and a half drainer sink with mixer tap, integrated dishwasher, electric fan assisted oven with electric hob with extractor fan, integrated fridge and freezer with breakfast bar and loft hatch access.

### MASTER BEDROOM

With UPVC double glazed window to rear aspect and a radiator leading into:-

### MASTER EN-SUITE

With an opaque double glazed UPVC window to side aspect, WC, vanity housed hand wash basin, shower cubicle and a towel heater.

### EXTERNALLY

With a block paved driveway for off street parking to the front of the property. The rear garden is fully enclosed with timber fencing, laid to lawn with a paved patio area.

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### ADDITIONAL INFORMATION

**Local Authority –**

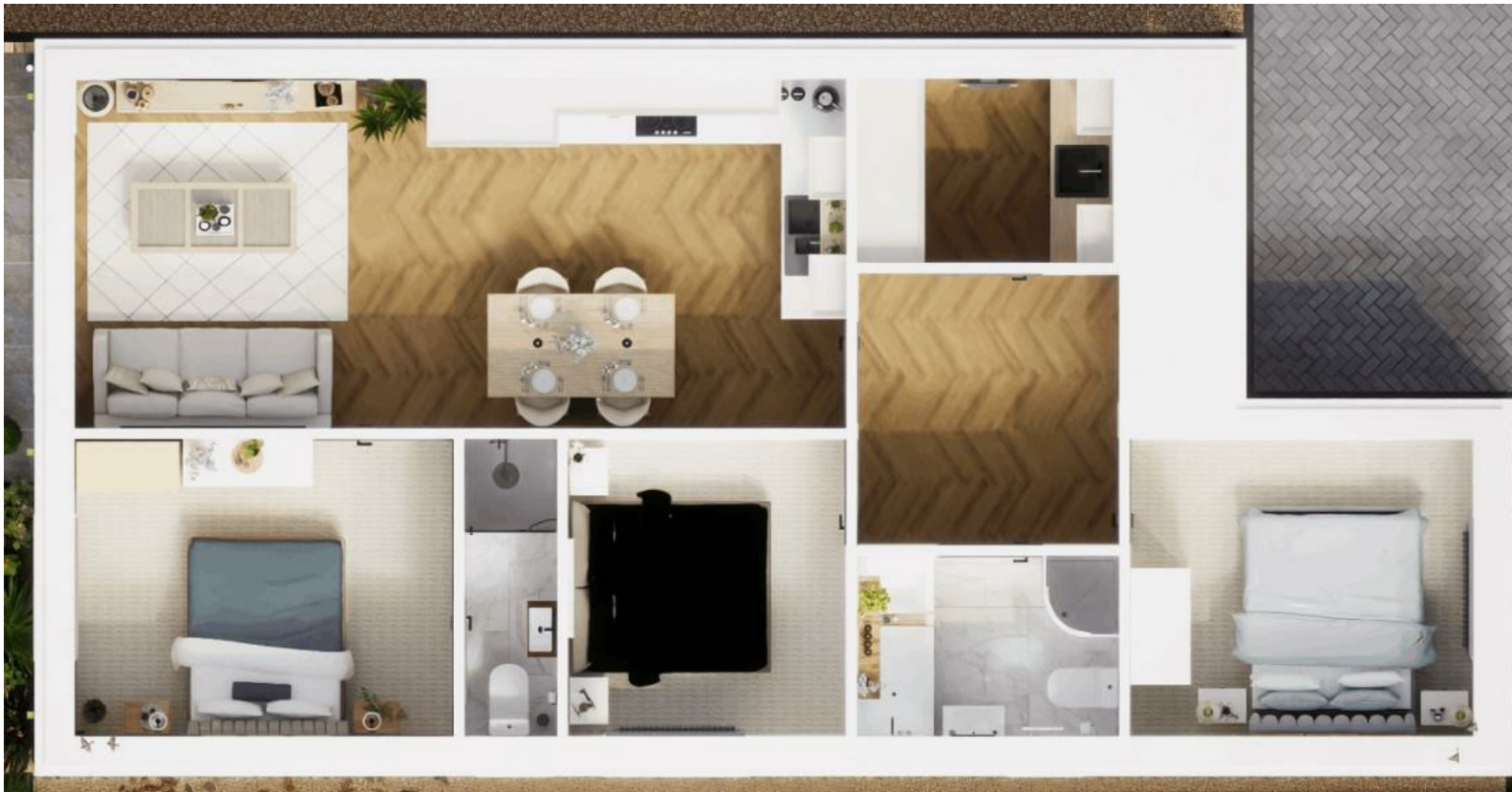
**Council Tax –** Band New Build

**Viewings –** By Appointment Only

**Floor Area –** sq ft

**Tenure –** Freehold





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		
<b>England &amp; Wales</b>	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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