



Grove.

FIND YOUR HOME

2 Brookside Way, DY10 3NE

Guide Price £550,000

2 Brookside Way

Situated on the quiet cul-de-sac of Brookside Way, Blakedown, this charming detached house presents an excellent opportunity for families seeking a peaceful yet convenient lifestyle. With four well-proportioned bedrooms, including a delightful main bedroom complete with an en-suite bathroom, this property offers ample space for both relaxation and privacy.

The heart of the home is a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with family. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Outside, the good-sized garden provides a wonderful space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. The property also boasts parking for up to three vehicles with the driveway and double garage.

With its fabulous potential, this home invites you to add your personal touch and create the perfect living environment. Don't miss the chance to make this delightful house your new home. EPC=C







Approach

Approached via driveway with well manicured lawn to front, gate to side for access to the garden and covered porch area.

Entry Hall

With central heating radiator, stairs to first floor landing with understairs storage cupboard and doors leading to:

Living Room 13'1" max 11'5" min x 23'11" max 8'6" min (4.0 max 3.5 min x 7.3 max 2.6 min)

With double glazing window to front, sliding patio doors out to the garden, two central heating radiators and feature fireplace with electric fire. Double doors lead through to the dining room.

Dining Room 10'9" x 10'9" (3.3 x 3.3)

With double glazing window to rear, central heating radiator and door through to the kitchen.

Kitchen 7'2" max 6'2" min x 21'7" max 11'1" min (2.2 max 1.9 min x 6.6 max 3.4 min)

With dual aspect double glazing windows to side and rear, door out to side pathway, central heating radiator and tiling to floor and splashback. Featuring fitted wall and base units with worksurface over, stainless steel sink with drainage and space for cooker and fridge freezer. There is further fitted base units with a second stainless steel sink and space and plumbing for white goods, ample space for a dining table and door leading back through into the entry hall.

W.C. 5'2" x 5'6" (1.6 x 1.7)

With obscured double glazing window to side, tiling to splashback, pedestal sink and w.c.

First Floor Landing

With access to loft via hatch, airing cupboard with hot water tank and doors leading to:

Bedroom One 16'0" max 11'5" min x 12'9" max 6'10" min (4.9 max 3.5 min x 3.9 max 2.1 min)

With double glazing window to front, central heating radiator and door to walk through closet, giving access to ensuite.

Closet

With fitted wardrobes to either side and door into ensuite.

Ensuite 5'6" max x 6'10" max (1.7 max x 2.1 max)

With obscured double glazing window to front, chrome towel rail and tiling to half walls. Pedestal sink, w.c. and fitted shower cubicle.







Bedroom Two 13'9" max (into wardrobe) 11'5" min x 10'9" max 2' (4.2 max (into wardrobe) 3.5 min x 3.3 max 0.8 min)
With double glazing window to rear, central heating radiator and large storage cupboard.

Bedroom Three 13'1" max (into wardrobe) 10'9" min x 7'10" (4.0 max (into wardrobe) 3.3 min x 2.4)
With double glazing window to rear, central heating radiator and large storage cupboard.

Bedroom Four 8'10" max 6'10" min x 13'5" max (into wardrobe) 8' (2.7 max 2.1 min x 4.1 max (into wardrobe) 2.5 min)
With double glazing window to rear, central heating radiator and large fitted storage cupboard.

Bathroom 6'10" max 2'11" min x 9'6" max 7'6" min (2.1 max 0.9 min x 2.9 max 2.3 min)
With obscured double glazing window to front, chrome towel rail and tiling to half walls. Pedestal sink, w.c. and fitted bath.

Garage 16'0" max 9'6" min x 18'0" max 14'1" min (4.9 max 2.9 min x 5.5 max 4.3 min)
With up and over garage door, lighting overhead and electricity points.

Garden
With paved patio area, large lawn and mature planter beds. Established borders with fence panels for security and gate to side for convenient access to the front.

Tenure - Freehold
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax
Tax band is F.

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the

source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fee's

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

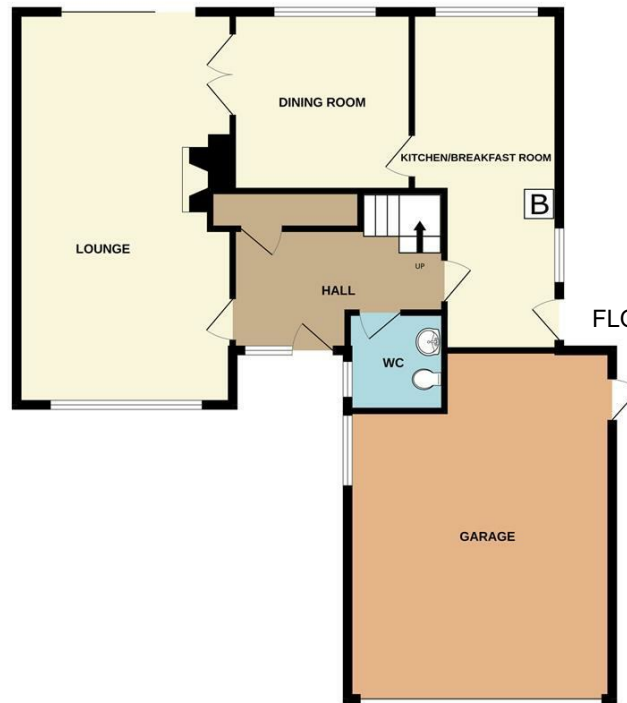
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

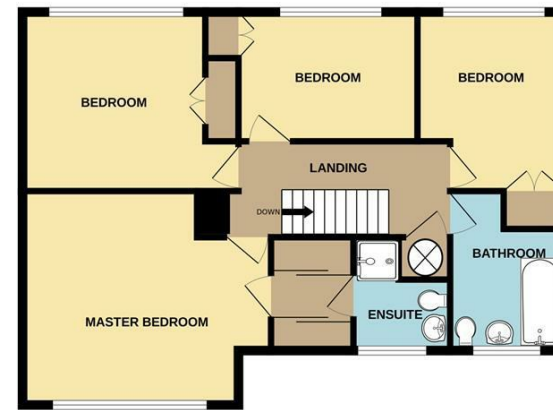




GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



FLOORPLAN

TOTAL FLOOR AREA: 1800 sq.ft. (167.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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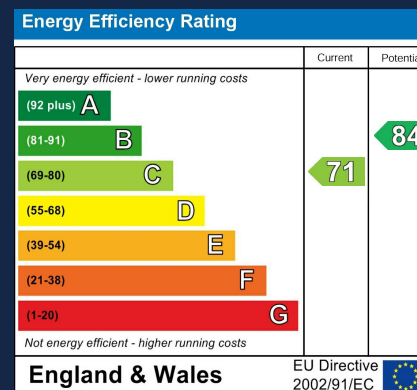
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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