



**Connells**

Frankley Green  
Frankley



# Frankley Green Frankley B32 4AS

for sale offers over  
**£340,000**



## Property Description

A Beautifully Extended 3-Bedroom Family Home in a Stunning Rural Setting

Nestled in a peaceful rural location surrounded by open countryside, this beautifully presented and significantly extended three-bedroom family home offers an exceptional blend of space, comfort, and breathtaking views. Boasting an expansive and versatile layout, this property is perfect for modern family living, while enjoying the peace and privacy that only a rural setting can provide.

## General

The ground floor features 2 well- reception rooms, offering flexible living space ideal for entertaining, relaxing, or working from home. Each room benefits from large windows that flood the interiors with natural light and showcase the panoramic countryside views. Whether you're hosting guests in the formal lounge, enjoying family time in the cosy sitting room, or working in the peaceful study or snug, there's a room for every occasion.

The heart of the home is the stunning kitchen, expertly designed with a modern aesthetic while retaining a warm, homely feel. Complete with appliances, ample storage, and generous worktop space, it caters to both everyday family meals and more elaborate entertaining. Many windows and views over the garden

Upstairs, the first floor hosts three well-sized bedrooms, all of which enjoy views over the surrounding landscape. A contemporary shower room.

Externally, the property truly shines. Set within generous and well maintained gardens, there are numerous areas to relax, dine alfresco, or simply enjoy the peaceful surroundings. With sweeping views across open fields and rolling countryside, the outdoor space is a sanctuary of natural beauty and tranquillity.

Additional benefits include double glazing and central heating system, ensuring year-round comfort and efficiency.

## Approach

Set behind a well looked after lawn side access to the rear, enclosed porch, leading onto the main accommodation

## Entrance Hallway

Radiator, stairs off, storage cupboard, laminated floor, ground floor W.C

## Front Reception

12' 8" x 7' 3" ( 3.86m x 2.21m )  
window to the front, radiator, ceiling light point.

## Rear Reception

13' 7" x 9' 8" ( 4.14m x 2.95m )

accessed from the dining room, wit sliding glass doors, two windows to the side, radiator

## Kitchen

23' 11" max x 9' 9" max ( 7.29m max x 2.97m max )

Fitted with a range of matching wall & base units, oven & extractor fan, integrated fridge freezer, dishwasher and space for washing machine, views to both side and rear gardens, skylight windows, french doors to the rear.

## Dining Area

11' 2" x 9' 5" ( 3.40m x 2.87m )

## Landing

Loft access, airing cupboard., doors off

## Bedroom 1

10' 9" x 11' 3" ( 3.28m x 3.43m )

Double glazed window, fitted wardrobes and storage , with mirrored sliding doors, radiator, ceiling light .

## Bedroom 2

10' 3" x 9' 8" ( 3.12m x 2.95m )

Double glazed window, light pint, radiator.

## Bedroom 3

9' 11" x 6' 7" ( 3.02m x 2.01m )

Double glazed window, fitted wardrobes and drawer unit, together with matching bedsides, radiator.

## Shower Room

Walk in shower, vanity hand wash basin, low flush w.c, tiled floor and walls.

## Gardens

## Parking

Garage to rear available to rent

## Garden

This rear garden is undoubtedly one of the standout features of this home, thoughtfully maintained, it offers a tranquil, private, and enclosed outdoor space perfect for both relaxing and entertaining. The garden is framed by mature borders filled with established trees, shrubs, and flowering plants, creating year-round interest and seclusion. From every corner, you can enjoy spectacular, uninterrupted views across open countryside, making this a truly idyllic setting for morning coffee, summer barbecues, or simply soaking in the peaceful rural atmosphere.













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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

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