



**Briarswood
Goffs Oak**



£8,800 Per month

A substantial six-bedroom detached family home of over 6,000 sq ft, set within a gated development of only four properties. The property offers extensive and versatile accommodation across three floors, including multiple reception rooms, six bathrooms, a large kitchen/diner, utility room, double garage, and a top-floor leisure/cinema room measuring almost 58 ft. The ground floor benefits from underfloor heating throughout. The home features a private rear garden with patio, decking, and outdoor cooking area.

Available immediately.

- Gated development of four properties
- Over 6,000 sq ft of internal accommodation
 - Ground floor underfloor heating
 - Six bedrooms, all with access to a bathroom or ensuite
 - Large kitchen/diner with integrated Neff appliances and two French doors to garden
- Separate utility room with access to garden, garage, and plumbing for American fridge/freezer
 - Multiple reception rooms including study, dining room and spacious living room
- Top-floor leisure/cinema room measuring approx. 57'11 x 19'6 with Velux windows
- Double garage with electric doors, boilers, plant room and water softener
- Private rear garden with patio, lawn, mature trees, outside lighting

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Entrance Hall

Accessed via a lead-lit double-glazed opaque front door with matching windows. Wooden flooring, coving to ceiling, inset spotlights and stairs rising to the first floor. Understairs storage cupboard.

Study

17'7 into bay x 13'11
Double-glazed lead-lit bay window to the front, wooden flooring, coving to ceiling, inset spotlights and wall lights.

Downstairs WC (1)

Extensively tiled walls, tiled floor, coving to ceiling, extractor fan and inset spotlights. Suite includes concealed cistern WC and wash hand basin with mixer tap and storage cupboard beneath.

Kitchen / Diner

38'10 x 14'3
Two sets of double-glazed lead-lit French doors to the garden and an additional double-glazed lead-lit window. Tiled flooring and coving to ceiling with inset spotlights. Kitchen comprises a range of wall and base units with worksurfaces over, Two Neff ovens, Neff microwave, two proving drawers, integrated fridge, hob with extractor over, double sink with mixer tap and integrated dishwasher.

Utility Room

14'2 max x 12'5 max
Tiled floor, coving to ceiling, inset spotlights and a range of wall and base units incorporating stainless steel sink with mixer tap. washing machine and tumble dryer. Includes plumbing for American fridge/freezer with ice maker. Double-glazed casement door to garden and window to side. Storage cupboard. Door through to the garage.

Downstairs WC (2)

Tiled floor, half tiled walls, coving to ceiling and suite comprising concealed cistern WC and wash hand basin with mixer tap.

Double Garage

21'6 x 20'11
Two electric up-and-over doors, double radiator and housing of two Vaillant boilers. Plant room contains large hot water tank, electrical systems and water softener.

Dining Room

17'6 x 14'3
Double-glazed lead-lit window to the garden, coving to ceiling and wooden flooring.

Living Room

24'6 into bay x 17'6
Double-glazed lead-lit bay window to the front, wooden flooring, coving to ceiling and a range of wall lights. Feature fireplace.

First Floor

Landing with double-glazed lead-lit windows to the front, two radiators, coving and inset spotlights. Storage cupboard with radiator.

Bedroom

18' x 14'0
Double-glazed lead-lit window to the rear, laid to carpet, coving to ceiling, inset spotlights, radiator and built-in wardrobes.

Ensuite

Tiled floor, extensively tiled walls, coving and inset spotlights, extractor fan, radiator with heated towel rail. Suite includes concealed cistern WC, bidet, wash hand basin with mixer tap and storage, jacuzzi bath with shower attachment, and large tiled shower enclosure with rain-head shower.

Main Bedroom

Double-glazed lead-lit windows to the front, three radiators, laid to carpet, coving and inset spotlights. Large walk-in wardrobe.

Ensuite

Extensively tiled walls, tiled floor, coving and inset spotlights, extractor fans (x2), radiator with heated towel attachment and an additional heated towel rail.

Suite includes concealed cistern WC, bidet, twin wash hand basins with mixer taps, large shower enclosure with rain-head shower, circular jacuzzi bath with inset TV and double-glazed lead-lit windows to the rear. Also features in-built sound speakers.

Bedroom

13'11 x 12'0

Opaque double-glazed lead-lit window to the front, double radiator, wooden flooring and coving.

Ensuite

Tiled floor, extensively tiled walls, coving and inset spotlights, heated towel rail, wash hand basin with storage, concealed cistern WC and corner shower enclosure with rain-head shower.

Bedroom

17'0 x 16'1

Opaque double-glazed lead-lit window to the front, double radiator, wooden flooring and coving.

Ensuite

Tiled floor, extensively tiled walls, coving and inset spotlights, extractor fan, heated towel rail, wash hand basin with storage, concealed cistern WC and corner shower enclosure with rain-head shower.

Family Bathroom

Opaque double-glazed window to the side,

radiator with heated towel rail, tiled floor and extensively tiled walls, coving and inset spotlights, extractor fan.

Suite includes wash hand basin with mixer tap, concealed cistern WC, panel-enclosed jacuzzi bath with shower attachment and separate rain-head shower enclosure.

Bedroom

14'8 x 13'10

Double-glazed lead-lit window to the rear, double radiator, wooden flooring and coving.

Bedroom / Loft Entrance Room

12'6 x 11'0

Double-glazed lead-lit window to the rear, double radiator, wooden flooring, coving and built-in storage cupboards.

Includes double doors giving access to the staircase leading to upper floor.

Leisure / Cinema Room

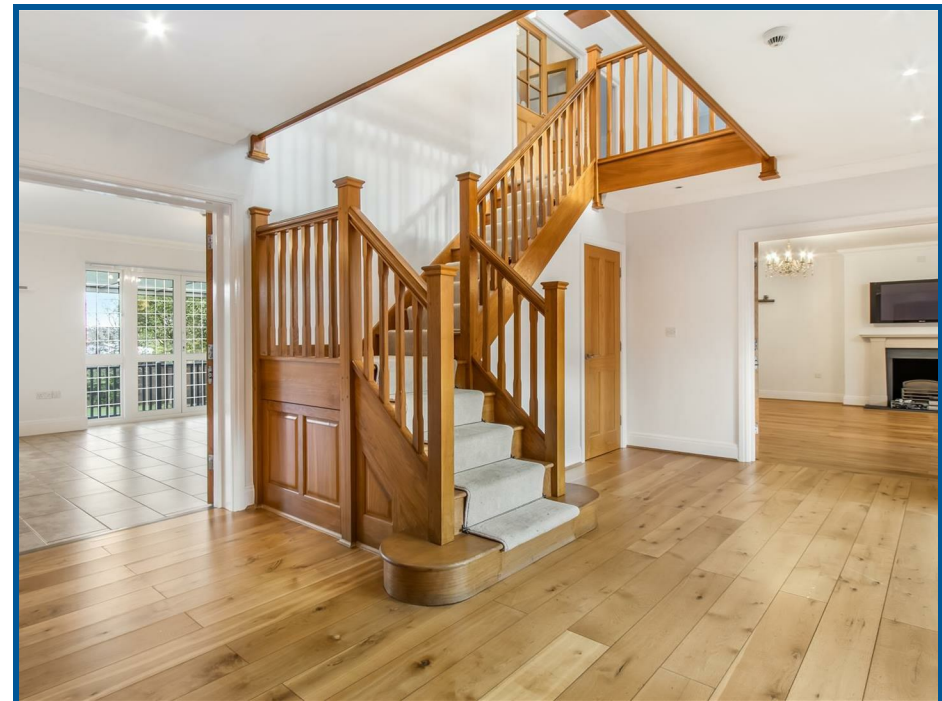
57'11 x 19'6

Five double radiators, six double-glazed Velux windows and one double-glazed lead-lit window to the front. Inset spotlights, storage into the eaves.

Currently arranged as a cinema/games room with table tennis and pool table.

Rear Garden

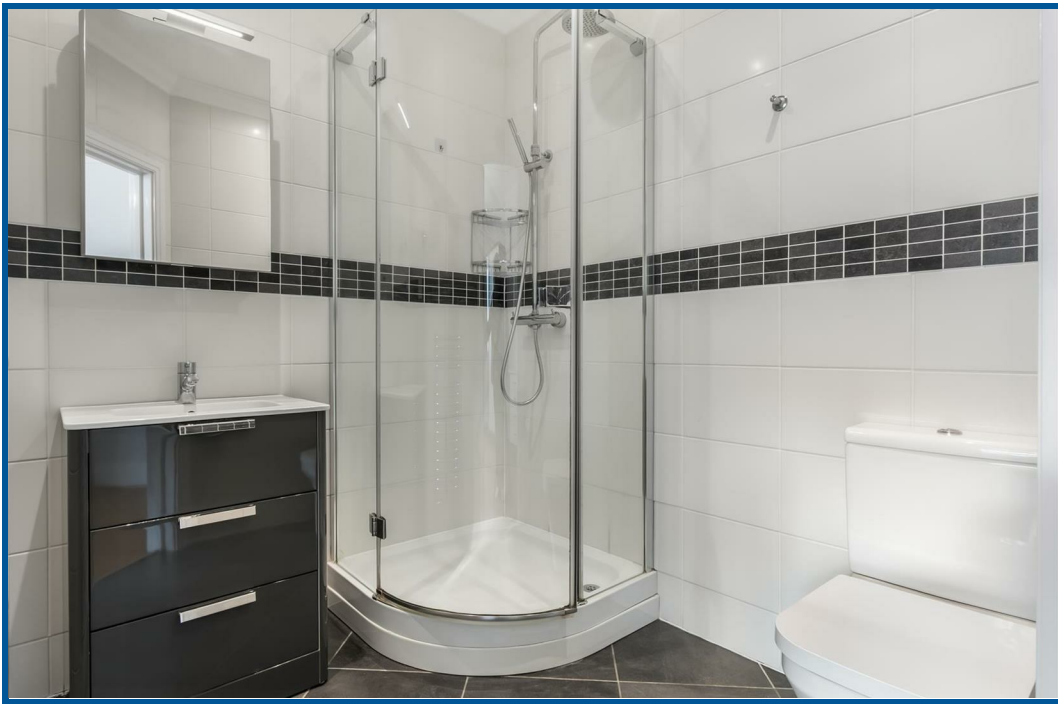
Measuring approx. 57 ft with patio area, decking, lawn and mature surrounding trees. Features include outside lighting, external power, taps, heaters, outdoor units and worktop, and a pizza oven.

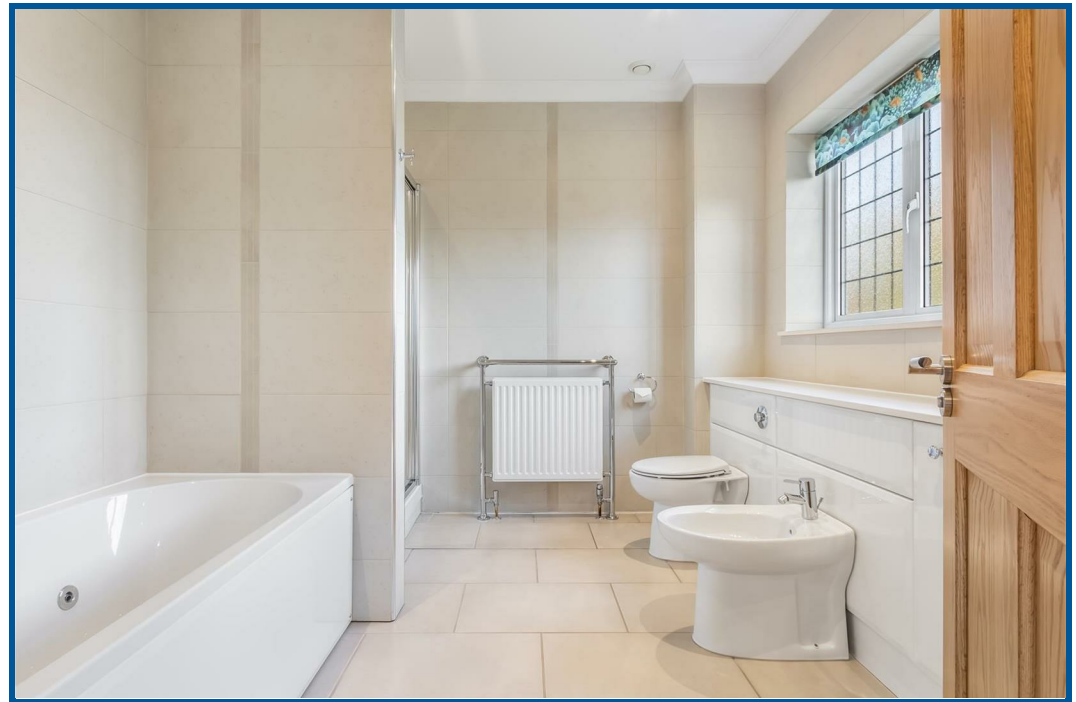






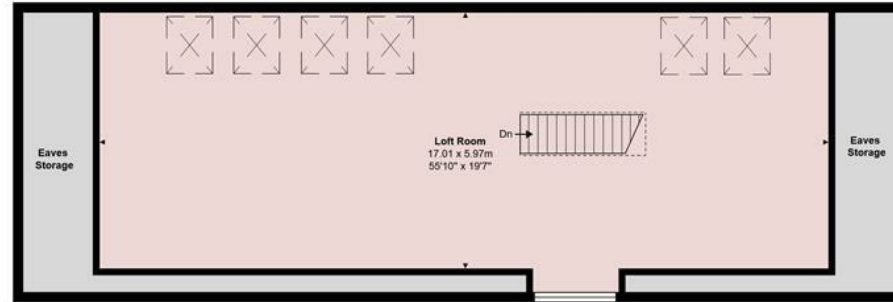












Second Floor
Area: 133.4 m² ... 1436 ft²



Ground Floor
Area: 229.4 m² ... 2469 ft²



First Floor
Area: 246.5 m² ... 2654 ft²



Briarswood, Goffs Oak, EN7 6QG

Total Area: 609.3 m² ... 6559 ft²

All measurements are approximate and for display purposes only