



Edrich Road, Broadfield

Offers Over £500,000

**MANSELL
McTAGGART**
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- Substantial detached family home
- Immaculately presented and decorated throughout
- Downstairs cloakroom with space to convert into shower room
- Modern kitchen/dining/family room with underfloor heating
- Spacious dual aspect living room
- Four bedrooms & replaced family bathroom with underfloor heating
- Tiered, landscaped West facing rear garden
- Council Tax Band 'E' and EPC 'C'

An immaculately presented and spacious four bedroom detached family home, occupying an elevated position on a quiet, no through road and offers plenty of scope to extend further (STPP). Benefits include a downstairs cloakroom, generous downstairs living accommodation for entertaining, west facing rear garden, driveway and garage.

Upon entry to the home, you are greeted by a welcoming entrance hallway with access to the kitchen and living room, staircase leading to the first floor and the downstairs cloakroom. Currently this comprises of a low level WC, wash hand basin and a double cupboard for shoes and coats, however, this formally was a shower unit and could be converted back if preferred.

On the left is the bright and airy, dual aspect living room with windows to front and sliding patio doors to rear allowing in plenty of natural light. There is ample room for a couple of family sized sofas, as well as other living room furniture and an open fireplace, which burns logs and coal with a carved wood surround.



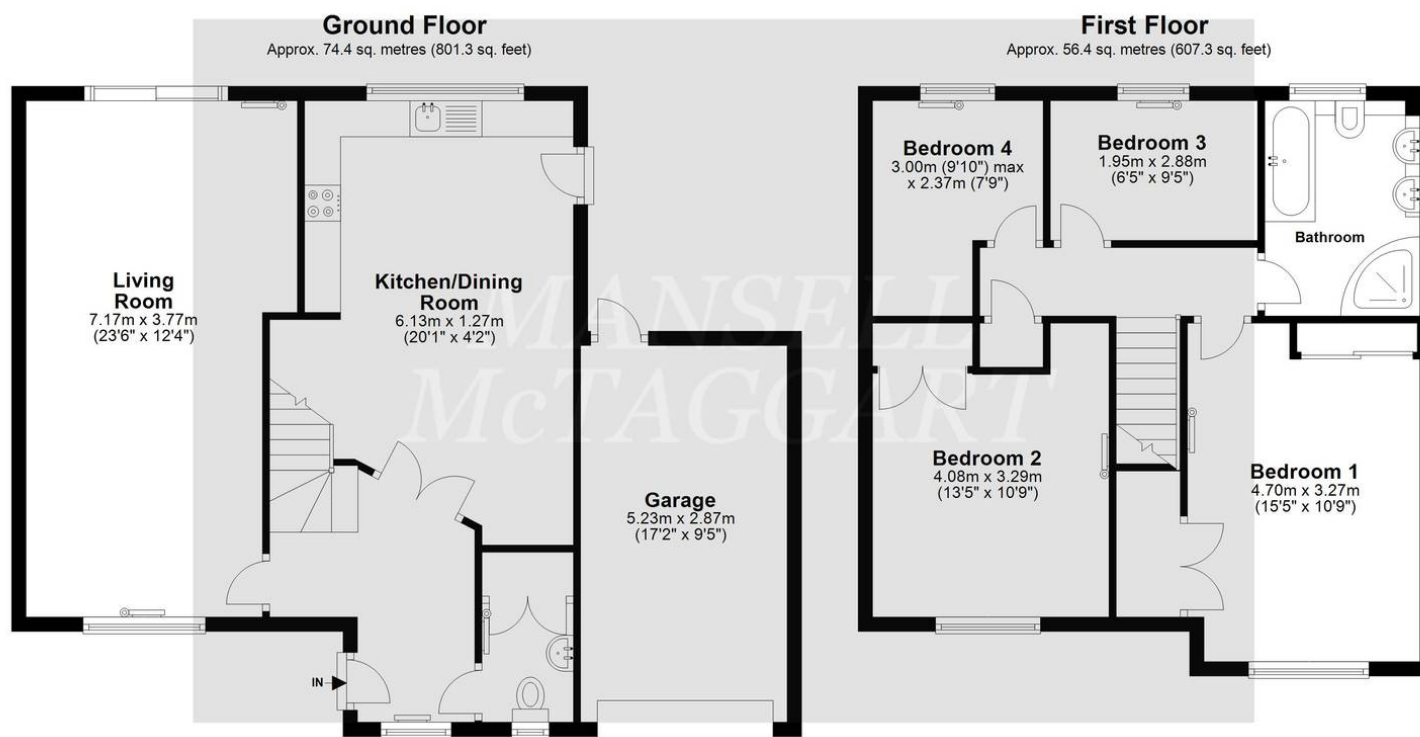


Completing the downstairs is a spacious, modern and contemporary kitchen/dining/family room, perfect for larger families or entertaining guests. The kitchen is equipped with a wide range of soft close wall and base units including cupboards and drawers with integrated appliances. There is space for a large dining table and chairs along with a further seating area and a door giving direct access to the rear garden, all completed with under floor heating.

Heading upstairs, the first floor landing offers access to all four bedrooms, as well as the airing cupboard and loft. Bedrooms one and two overlook the front aspect and are both double rooms with bedroom two benefitting from fitted wardrobes. Bedrooms three and four overlook the rear aspect with one of those rooms currently being used as an office. Finally, there is a modern family bathroom comprising of a panel enclosed bath with shower attachment, separate shower cubicle, 'his and her' wash hand basins, low level WC, window to rear and under floor heating.

Outside, the front of the house offers driveway parking for at least two vehicles, leading to a single garage with up and over door, power, light and a pitched roof for further storage. Gated side access leads to the west facing rear garden, which has been landscaped by the current owners with three tiers. A substantial patio, laid to Indian sandstone abuts the foot of the property with ample space for outdoor dining and entertaining. Steps lead up to a lawned area with a further tier laid with a variety of plants and trees. It is also worth noting that the popular Buchan Park is only a few minutes walk away, perfect for evening strolls or walking the dogs.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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