



Brook Vale, Wilby NN8 2UJ

welcome to

Brook Vale, Wilby

Located in this highly sought after village of Wilby in a cul-de-sac position overlooking fields, this deceptive three bedroom extended semi detached bungalow offers generous living accommodation. An internal inspection is strongly recommended to fully appreciate the size of the accommodation.



Entrance Hall

Frosted door to side with matching side panel, stairs rising to first floor landing, radiator, wood laminate flooring.

Cloakroom

Suite comprising vanity unit with wash hand basin, low level WC, radiator, tiled splash backs, extractor fan.

Study

5' 10" x 5' 8" (1.78m x 1.73m)

Built-in floor to ceiling wardrobes, wood laminate flooring.

Lounge

14' 7" x 9' 11" (4.45m x 3.02m)

Feature fireplace, wood laminate flooring.

Dining Room

17' 6" x 9' 11" (5.33m x 3.02m)

Double glazed patio door to rear, further double glazed window to rear, two radiators, wood laminate flooring, double doors to kitchen, arch to lounge.

Kitchen

16' 2" x 10' 6" (4.93m x 3.20m)

Double glazed patio door to rear with further double glazed window to side. Kitchen comprising base and wall storage units, built-in oven, hob and extractor hood, tiled flooring, radiator, ceiling lights, built-in fridge/freezer and dishwasher.

Utility Room

10' 6" x 9' 11" (3.20m x 3.02m)

Part frosted double glazed door to front and window to front, single drainer stainless steel sink unit inset to work surface, plumbing for washing machine, base and wall mounted storage units, ceiling lights, wall mounted boiler, radiator.

First Floor Landing

Double glazed window to side, built-in eaves storage.

Bedroom One

13' 4" x 11' 2 (4.06m x 3.35m)

Double glazed window to front, radiator, built-in floor to ceiling wardrobes, wood laminate flooring.

Bedroom Two

12' x 8' 7" (3.66m x 2.62m)

Double glazed window to front, radiator, wood laminate flooring.

Bedroom Three

7' 8" x 6' 9" (2.34m x 2.06m)

Double glazed window to front, built-in floor to ceiling wardrobes, wood laminate flooring, radiator.

Shower Room

Frosted double glazed window to side. Suite comprising built-in double shower cubicle, vanity unit with wash hand basin, low level WC, tiled splash backs and floor, built-in storage cupboard, ceiling lights, wall mounted heated towel rail.

Outside Front Garden

Open plan block paved drive providing parking for two/three vehicles with further hard standing for one car.

Rear Garden

Laid mainly to lawn, flower and shrub borders, garden shed, decked patio area.

Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly



view this property online williamhbrown.co.uk/Property/WBR113165



welcome to

Brook Vale, Wilby

- Well presented
- Three bedroom extended bungalow
- Village location in cul-de-sac position
- Views over fields
- Generous garden

Tenure: Freehold EPC Rating: D

offers over

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113165



Property Ref:
WBR113165 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01933 276622



wellingborough@williamhbrown.co.uk



5 Sheep Street, WELLINGBOROUGH,
Northamptonshire, NN8 1BL



williamhbrown.co.uk