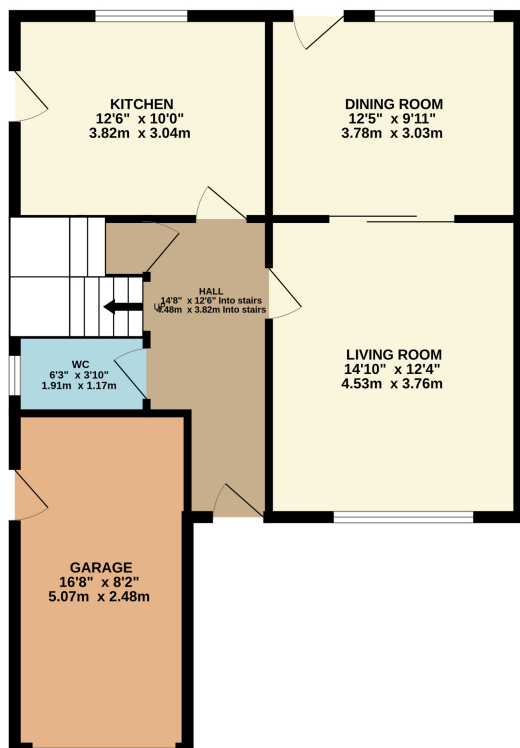




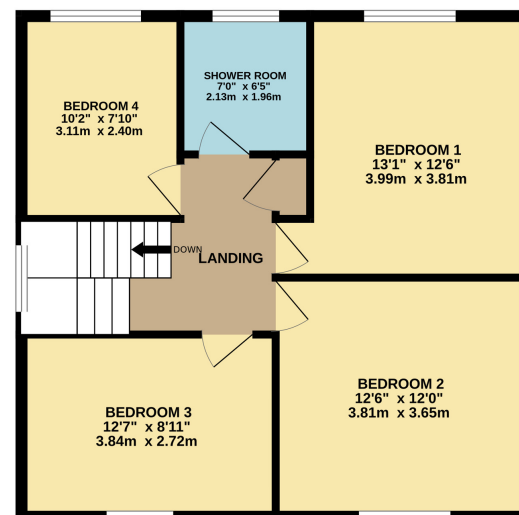
FLOOR LAYOUT

Not to Scale - For Identification Purposed Only

GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1330 sq.ft. (123.5 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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Features

- Family Size 4 Bedroom Detached
- Fabulous Size Lawned Gardens
- Highly Sought After Location
- 2 Reception Rooms
- Driveway & Garage

Welcome to Brambling Close on the highly sought after Bean Leach Estate. This larger style 4 double bedroom bedroom detached enjoys a much favoured cul de sac location on arguably one of the developments most prestigious roads. The property also stands on an enviable size plot

which features extensive lawned gardens to the rear which offers addition potential to extend the property (subject to planning permission) and has a long driveway and integral garage for secure parking. There are 2 reception rooms which include a lovely size living room for

family gatherings and social engagements and a formal dining room for entertaining family and guests. In addition the property benefits from UPVC double glazing, gas central heating and has a useful downstairs wc.



The Bean Leach Estate is renowned for its friendly community atmosphere among its residents and also provides its own local shopping facilities and excellent schools which makes this property and its location so appealing to growing families. The accommodation on offer briefly comprises : Welcoming entrance hall with winding stairs to the first floor, useful downstairs wc, front living room with feature central fireplace, interconnecting dining room which enjoys views and provides access to the lawned gardens and a good size breakfast kitchen. To the first floor, a landing leads to 4 double bedrooms and a recently refitted 3 piece family shower room. As previously mentioned, one of the stand out features to this delightful home are the fabulous lawned gardens to the rear which are a safe haven for young children and enjoys a good deal of privacy.

