



**\* STUNNING EXTENDED AND RENOVATED DETACHED PROPERTY \***

**\* FOUR/FIVE BEDROOMS AND FOUR BATHROOMS \***

**\* STUNNING OPEN PLAN KITCHEN DINER WITH LARGE CENTRE ISLAND \***

**\* LANDSCAPED REAR GARDEN \* AMPLE OFF ROAD PARKING TO FRONT \***

**\* CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES \***

**\* LARGE UTILITY ROOM AND GROUND FLOOR W/C \***



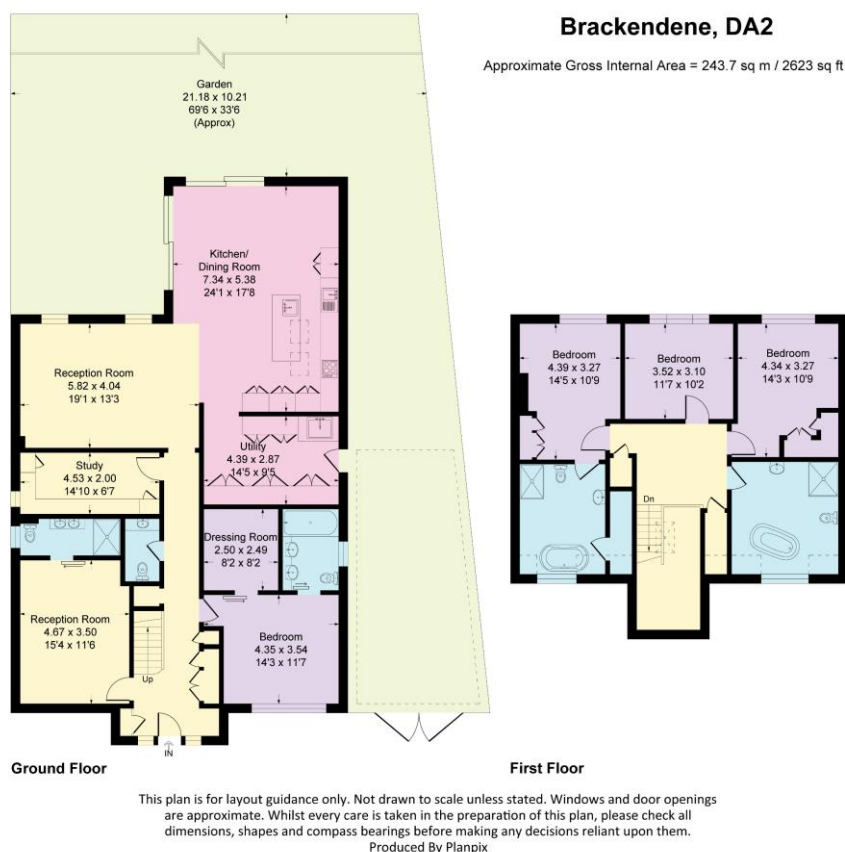
**30 Brackendene**  
**Wilmington, DA2 7NB**

**£1,250,000 - £1,300,000**

Village Estates are delighted to present this superbly presented, recently extended and renovated detached residence, located in the sought-after area of Joydens Wood. This exceptional home offers over 2,600 sq ft of living space, providing ample room for family life, entertaining, and relaxation. Boasting four/five generous bedrooms and four modern bathrooms, the property has been thoughtfully updated to meet the demands of contemporary living while retaining a sense of comfort and elegance. The expansive reception areas create a seamless flow throughout the home.



**EPC RATING A**  
**COUNCIL TAX BAND F**



We understand this property is Freehold.

### VIEWING:

Via **Village Estates** on 01322 522111  
**Monday to Friday 9am-6pm, Saturday 9am-5pm**  
**SELLING YOUR HOME?**

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.