



 **4**
Bedrooms

 **3**
Bathrooms

Tenure :
Freehold



Tudor Sales & Lettings are pleased to bring to the market for sale this truly stunning, four bedroom detached family home, located on Norfolk Close in Brotherton. Two particular key features of this fine home are the stunning kitchen and lounge areas. Offering spacious rooms throughout, the property comprises in brief: - ground floor, entrance hallway, kitchen diner, lounge, sun room, wc / cloaks and a garage. First floor: - landing, bedroom one with an en-suite, two further double bedrooms and a family bathroom. Benefits from double glazing and gas central heating. Externally, you have off road parking to the front. To the rear is a beautifully presented garden space with patio and lawned areas. This really is an opportunity not to be missed! Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

Kitchen / Diner 6.13m x 5.89m (20' 1" x 19' 4")

With a wide range of wall and base units. Quartz worktops and upstands. Integrated oven. Gas hob. Belfast style sink and tap. Other integrated appliances include: - fridge, freezer, washing machine, microwave and a dishwasher. Two double glazed windows. Double glazed French doors. Central heating radiator. Karndean flooring. Coving to ceiling.

Lounge 4.11m x 5.58m (13' 6" x 18' 4")

Media wall with provisions for wall hung television. Shelving with feature down lights. Storage to base units. Feature electric fire. Central heating radiator. Coving to ceiling.

Sun Room 1.99m x 3.91m (6' 6" x 12' 10")

Double glazed French doors open to the delightful rear garden. Coving to ceiling.

WC / Cloaks 0.87m x 1.32m (2' 10" x 4' 4")

WC. Wash hand basin. Double glazed window. Central heating radiator.

Bedroom 4 3.10m x 2.89m (10' 2" x 9' 6")

Double glazed window. Central heating radiator and coving to ceiling.

Bedroom 1 6.63m x 4.11m (21' 9" x 13' 6")

Large double bedroom with built in wardrobes. Walk in wardrobe. Two double glazed windows. Access to en-suite. Coving to ceiling.

En-Suite 1.87m x 1.95m (6' 2" x 6' 5")

Walk in shower. Vanity unit with back to wall wc. Heated towel rail. Double glazed window. Coving to ceiling.

Bedroom 2 2.73m x 3.74m (8' 11" x 12' 3")

Double bedroom with double glazed window. Central heating radiator and coving to ceiling.

Bedroom 3 2.75m x 3.76m (9' x 12' 4")

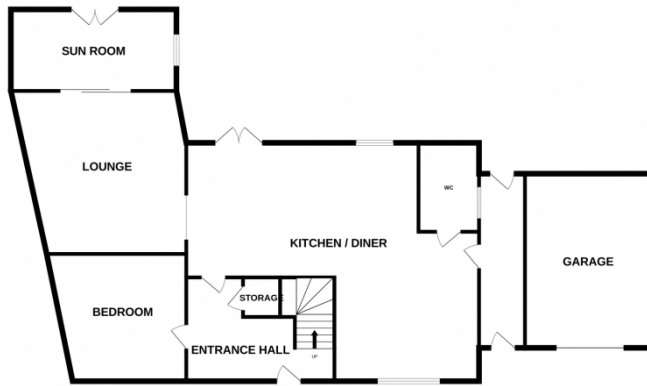
Double bedroom with double glazed window. Central heating radiator and coving to ceiling.

Bathroom 1.96m x 1.88m (6' 5" x 6' 2")

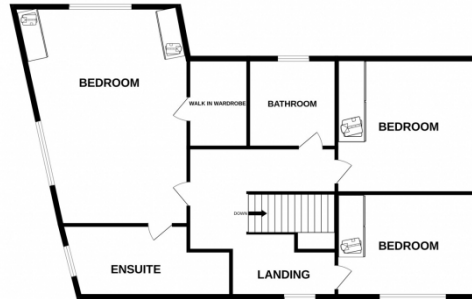
Family bathroom with a white three piece suite comprising of bath with shower over, wash hand basin and a wc. Part tiled walls. Heated towel rail. Double glazed window and coving to ceiling.

Offers in excess of £300,000
Norfolk Close, Brotherton

GROUND FLOOR



1ST FLOOR



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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