



Luscombe Maye
Since 1873

Brookwood Close, South Brent

Guide Price £425,000

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DESCRIPTION

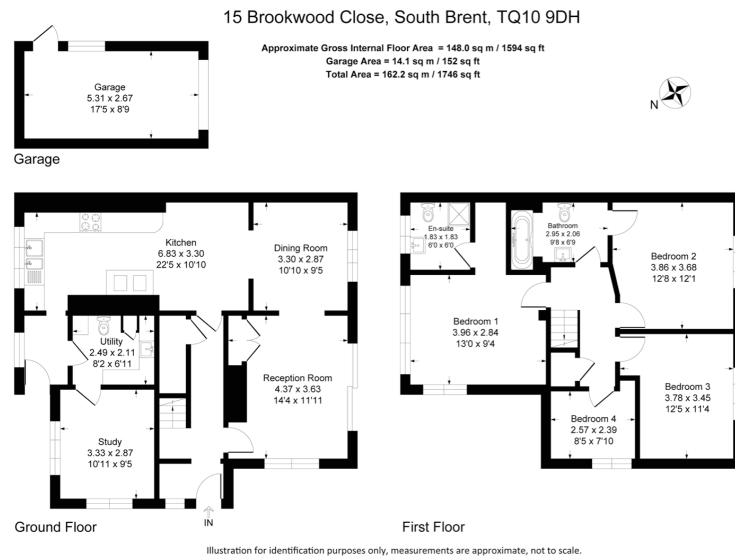
Luscombe Maye is delighted to bring to the market this four-bedroom home situated on a generous plot in a cul-de-sac. The property has been historically extended to maximise living space and has the desirable attributes of a family home situated only a short walk from the centre of the village.

The ground floor features a sun-lit and spacious open-plan living room and dining room with glorious views through the patio doors, over the lawned part of the garden and toward the moors. The open plan continues naturally into the kitchen so when hosting friends, family and guests alike you are not too far from the conversation. The generously proportioned modern kitchen is laid out with a range of floor and wall cabinets with a wooden worktop. There is a gas Rayburn, a four-ring gas hob plus an oven and grill and built-in dishwasher. An opening leads to a vestibule with a side door providing access out to the patio part of the garden, as well as access to the utility room which comprises a W.C. and space and plumbing for a washing machine and dryer. An enclosed corner study enjoys wrap-around windows with a view of the garden.

There are four bedrooms on the first floor, three being generous doubles and two of which have en-suites with the main bedroom enjoying an en-suite shower room and the second bedroom benefitting from "Jack and Jill" style use of the family bathroom. The second and the third bedrooms both enjoy a fantastic outlook to the moors.

Outside the property benefits from having a large, south-westerly facing wrap-around garden which is fully enclosed by mature shrubs and fence offering a wonderful feeling of privacy. Stepping outside from the living room patio doors is the large lawned area which wraps around to the side of the property where there is a patio area and additional lawn and garden, including two garden sheds and a greenhouse. There are two off-road parking spaces and a garage. The garage has a metal up and over door, power and lighting, "loft" storage space and a side door opening to the garden.





- Mains gas, electricity, water and drainage.
- Council Tax Band D
- Living room, dining room and a study
- Modernised kitchen and separate utility room
- Four bedrooms, two with en-suites
- Fantastic views to the moors
- South-westerly facing wrap-around garden
- Garage and off road parking around garden
- All situated on a sizeable plot
- Short walk to the centre of the village

