



Rachel J Homes

Estate Agents

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OLD BRISTOL ROAD, EAST BRENT, TA9 4HU



- Beautifully Presented Detached House
- Two Reception Rooms
- Conservatory
- Garage and Parking For Several Vehicles
- Four Bedrooms, Ensuite to Master
- Kitchen/Breakfast Room
- Double Glazing & GCH
- EPC C

£500,000

Rachel J Homes is delighted to market this Beautifully Detached House ideally situated in the popular village of East Brent with easy access to M5 corridor and catchment for Hugh Sexey's Secondary and Brent Knoll Primary School. Hugely improved by the current owners, if you are looking for a home that can offer plenty of space inside and out and one that you can "just move in" then make sure this is on your list to view. The accommodation briefly comprises of Entrance Porch, Entrance Hall, Downstairs Cloakroom, Lounge, Dining Room, Conservatory, Kitchen/Breakfast Room, Utility, Four Bedrooms, Ensuite to Master, Family Bathroom, Front and Rear Garden, Garage and Parking for many vehicles. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!

Entrance Porch

UPVC Double glazed entrance door and side windows, tiled floor, electric point, UPVC Double glazed door to;

Entrance Hall

UPVC Double glazed window to side, radiator, telephone point, coved ceiling, laminate floor, stairs to first floor, doors off.

Downstairs WC

UPVC Double glazed window to side, low level W/C, pedestal wash hand basin, radiator.

Lounge 16' 11" by 14' (5m 16cm by 4m 27cm)

UPVC Double glazed dual aspect windows to front and side, coved ceiling, TV point, wall lights, radiator, log burner set into feature slate chimney breast with slate hearth and oak mantle, laminate floor, open archway to;

Dining Room 12' 4" by 10' 8" (3m 76cm by 3m 26cm)

UPVC Double glazed French doors into conservatory, coved ceiling, laminate floor, radiator,

Conservatory 16' 1" by 8' (4m 91cm by 2m 45cm)

UPVC Double glazed and brick construction, insulated roof, tiled floor, radiator, French doors to garden

Kitchen/Breakfast Room 15' 2" by 12' 4" (4m 63cm by 3m 76cm)

UPVC Double glazed window to rear, range of wall and base units with work surfaces over and splash backs, stainless steel one and half bowl sink and drainer with extendable mixer tap over, integrated appliances including double size fridge/freezer, dishwasher, wine cooler, space for six burner gas range cooker, extractor hood, kitchen island with storage, tiled flooring, door to;



Utility 7' 4" by 7' 1" (2m 23cm by 2m 17cm)

UPVC Double glazed window to rear, UPVC part glazed door to side, range units with work surface over and tiled splash back, tiled flooring, space for washing machine, wall mounted Worcester combination boiler, loft access with storage.

Stairs to First Floor

Radiator, coved ceiling, loft hatch, doors off.

Master Bedroom 12' 10" by 9' 10" (3m 90cm by 3m)

UPVC Double glazed window to front, coved ceiling, radiator, TV point, built in wardrobes and over bed storage, door to;

Ensuite

UPVC Double glazed window to side, low level W/C, pedestal wash hand basin, part panelled walls, double shower unit with double headed shower, heated towel rail.

Bedroom Two 12' 5" by 10' 4" (3m 79cm by 3m 16cm)

UPVC Double glazed window to side, coved ceiling, radiator, built in wardrobes, laminate flooring.

Bedroom Three 11' 6" by 9' 4" (3m 51cm by 2m 84cm)

UPVC Double glazed window to front, coved ceiling, radiator, built in wardrobe, laminate flooring.

Bedroom Four 8' 11" by 7' 6" (2m 73cm by 2m 29cm)

UPVC Double glazed window to rear, coved ceiling, radiator.

Bathroom

UPVC Double glazed window to rear, "P" shaped panel bath with shower over, low level W/C, pedestal wash hand basin, heated towel rail, inset spotlights, fully tiled walls, laminate flooring.

Rear Garden

Enclosed by wall and fencing, mainly laid to lawn, with mature shrub and flower borders, patio area set under pergola, side access gate, mains outside lighting and power sockets.

Garage 17' 9" by 9' 7" (5m 40cm by 2m 91cm)

Up and over door, with power and lighting. Currently partitioned for storage.

Front

Enclosed by wall with five bar gate, blocked paved with parking for several cars, outside mains lighting.



Additional Information

Council Tax Band E £2682.76 2024 / 2025

Freehold Property

Mains connected Smoke Detectors

Central Heating has a HIVE heating control system.

MagnaClean radiator filter cleaning system in place.

Please note there has been planning permission to extend over the garage and to move the garage forward.

Agents Note

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any errors introduced in this contract. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee is made with respect to their availability or efficiency for the goods.
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