



## Brinell Square, offers over £249,995

- Off Road Parking
- Two Reception Rooms
- Four Bedrooms
- Sought After Location
- Close to Local Amenities
- Council Tax Band - E
- EPC Rating: C



 4  2  2



## About the property

For sale is a beautifully presented and immaculate semi-detached town house, situated in a peaceful location, surrounded by green spaces, nearby parks and plentiful walking and cycling routes. The strong local community, schools, and amenities just a short distance away, make this property the ideal home for families, couples, or sharers seeking a tranquil lifestyle.

This exceptional property boasts four bedrooms, a modern kitchen, and two spacious reception rooms. The master bedroom is a true delight with an en-suite and flooded with natural light. The second bedroom is a comfortable double, the third is notably spacious, and the fourth is a cozy single room.

The kitchen is fitted with modern appliances and benefits from abundant natural light, making it a delightful space for cooking and dining. The first reception room is airy and bright, featuring large windows. The second reception room is uniquely designed with a Juliet Balcony that invites in an abundance of light and fresh air.

Additionally, there are some unique features to this property that add to its appeal. There is a practical downstairs WC and a study on the ground floor, perfect for those working from home. The property also includes a car port and a beautifully maintained garden which offers a peaceful outdoor space to enjoy.

This property is a perfect blend of style, comfort and functionality, making it a truly welcoming home.





## Accommodation

### Entrance Hall

### Dining Room

9' 4" x 6' 10" ( 2.84m x 2.08m )

### Kitchen

8' 4" x 8' ( 2.54m x 2.44m )

### Wc

### Study

9' 4" x 6' 9" ( 2.84m x 2.06m )

### Living Room

13' 10" x 11' 2" ( 4.22m x 3.40m )

### Bedroom One

13' 10" x 8' 11" ( 4.22m x 2.72m )

### Ensuite

### Bedroom Two

13' 10" x 9' 1" ( 4.22m x 2.77m )

### Bedroom Three

11' 3" x 6' 8" ( 3.43m x 2.03m )

### Bedroom Four

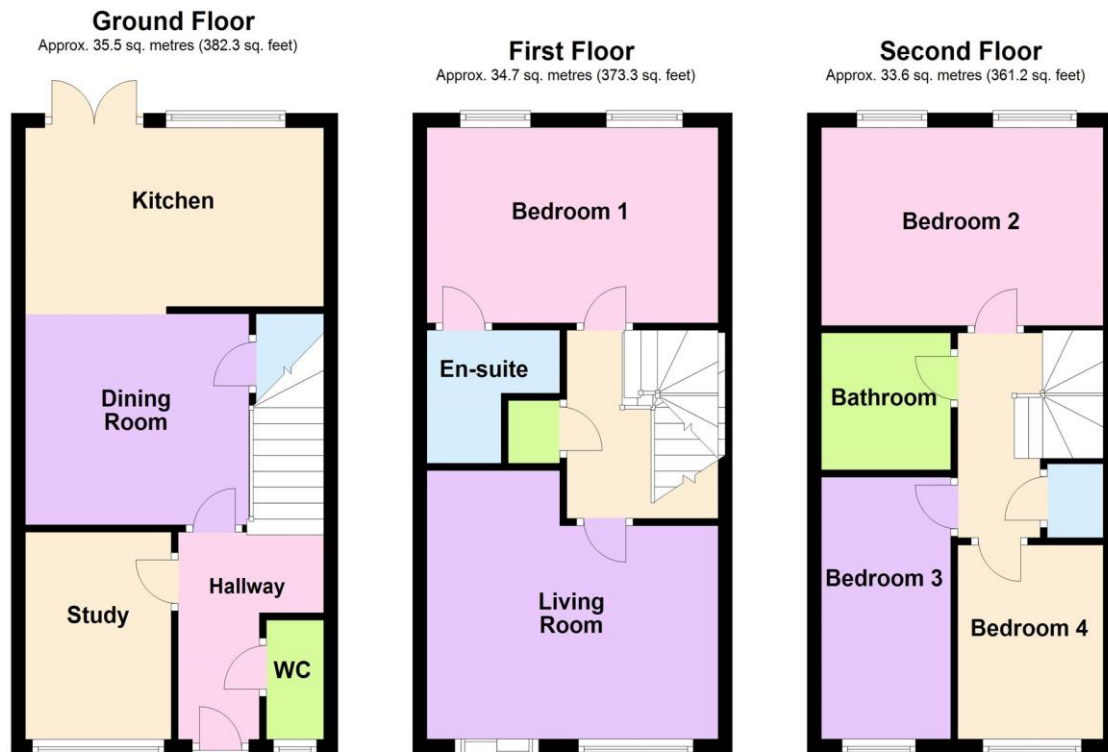
8' 7" x 6' 9" ( 2.62m x 2.06m )

### Bathroom

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## Floorplan



Total area: approx. 103.8 sq. metres (1116.8 sq. feet)

This is inaccurate. For visual pleasure only  
Plan produced using PlanUp.

## Important Information

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