



Appleby Lane, Broughton



4



3



3

£335,000



Key Features

- WOODLAND VIEWS
- WOOD BURNING STOVE
- STUDY/BED 5
- ENCLOSED REAR GARDENS
- 2 GARAGES
- RECEPTION PARKING
- EPC RATING C
- COUNCIL TAX BAND D





This surprising spacious 4/5 bedroom detached home offers versatile family accommodation opposite Manby Woods. The home includes 2 large reception rooms together with a Study/Bed 5 together with 3 bathrooms to provide for 2 family occupation if required. The 2 Garages and drives offer even more versatility and the enclosed gardens are remarkably private. View today.

VIRTUAL TOUR

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ENTRANCE

A recessed and lit Entrance with Pvcu door opens to

HALL

Centrally situated with a dado rail, laminated flooring, radiator, coving, and stair to the first floor with deep cupboard under.

LOUNGE 5.78m x 3.45m (19'0" x 11'4")

A distinctive triple aspect room centred on the striking marble fire surround with tiled slips, back and hearth and inset cast iron wood burner. The room also includes a bespoke art nouveau stained glass window, laminated flooring, radiator, ceiling rose, coving and tv aerial point.

STUDY 3.66m x 2.50m (12'0" x 8'2")

A versatile space currently used as a Study but equally suited to a Hobby Room or occasional Bedroom with window to the front aspect, radiator and coving.

KITCHEN 3.24m x 2.99m (10'7" x 9'10")

Appointed with a range of light Shaker style units with contrasting duck egg blue work tops to include an inset 1 1/2 bowl sink with space for a dish washer and 2 cupboards under, a further 4 base units together with an additional 5 units at eye level, inset 4 burner gas hob with extractor over and oven under, slim larder store, built in fridge and freezer, dresser unit, window to the side and twin multi pane doors open to



DINING ROOM/DAY ROOM 3.30m x 2.71m (10'10" x 8'11")

An ideal space for informal entertaining and linking to the rear gardens via double glazed French doors the room also includes a flagged floor, coving, radiator and TV aerial point.

UTILITY ENTRANCE

A practical space with wall mounted gas fired combination boiler, space and plumbing for an automatic washing machine, radiator, flagged floor and rear entrance door.

BEDROOM 1 5.16m x 3.32m (16'11" x 10'11")

Enjoying views across the garden this generous double room includes a radiator and coving.

EN SUITE 2.09m x 1.97m (6'11" x 6'6")

Appointed with a suite in white to include a wall mounted wash hand basin, close coupled wc, vertical radiator, shower enclosure with electric shower, tiled walls and tiled floor.

BEDROOM 2 2.70m x 3.71m (8'11" x 12'2")

A rear facing room with radiator and coving.

BATHROOM 3.01m x 2.20m (9'11" x 7'2")

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, bath in tiled recess, radiator, part tiled walls, coving and tiled floor.

LANDING

A forward facing space with skylight, dado rail, radiator, spindle balustrade rail and fitted wardrobe.

BEDROOM 3 4.79m x 3.20m (15'8" x 10'6")

A further double bedroom with fitted work station, skylight, radiator and access to the eaves space.

BEDROOM 4 4.29m x 4.61m (14'1" x 15'1")

(Max measurements). The final double room with 2 skylights to the rear aspect, radiator, built in bookcases, eaves storage space and exposed floor boards.

SHOWER ROOM

Appointed with a suite in white to include a close coupled wc, vanity wash hand basin, shower enclosure, radiator, part tiled walls, sky light and extractor.



OUTSIDE

The property is fronted by a low coped wall beyond which there is a neat lawn with shrubs and a wildlife pond. A front drive leads to the Integral Single Garage and a 3 car side drive leads via wooden gates to a Detached brick build Single Garage. The remainder of the private rear garden is again laid to lawn with shrubs and ornamental trees and is best viewed from the flagged patio. There is an additional amenity area with timber framed Greenhouse and a Garden Shed.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND D. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

KEY FACTS FOR BUYERS

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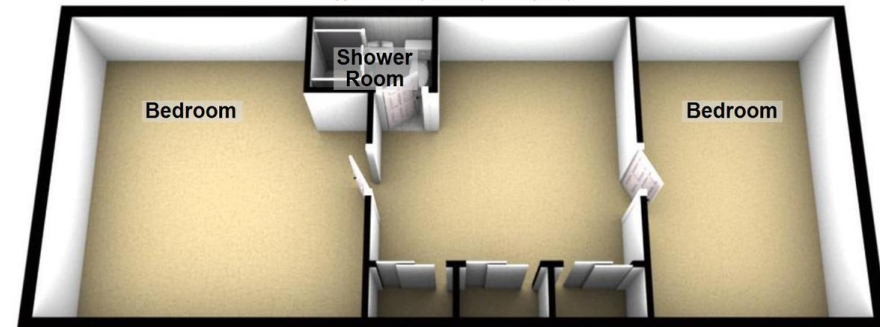
Ground Floor

Approx. 147.7 sq. metres (1589.6 sq. feet)




First Floor

Approx. 59.5 sq. metres (640.6 sq. feet)



Total area: approx. 207.2 sq. metres (2230.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:
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