



Heron Drive, Brampton Bierlow



Guide Price: £375,000 to £385,000. This Executive Style Detached Home is spacious and beautifully presented throughout with a high specification of fixtures and fittings. Being located within this modern estate - just a moments walk to a children's play park and duck pond - with the popular Cortonwood Retail Park, Wentworth Woodhouse and excellent commuter link close by, making this a fantastic family purchase.

In brief the property comprises; Entrance Hall \* WC \* Lounge \* Dining Room \* Study \* Kitchen with Integral Appliances \* Utility Room \* Four Generous Bedrooms - Master having Fitted Wardrobes and En-suite Shower Room \* Family Bathroom \* Front and Rear Lawn Gardens \* Driveway and Detached Garage with Electric Door.

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## ACCOMMODATION

- Detached Executive Style, Spacious Family Home
- Three Reception Rooms, Kitchen with Integral Appliances & Utility Room
- Feature Oak & Glass Staircase & Ground Floor WC
- Four Generous Bedrooms, Two Luxury Bathrooms
- Driveway & Detached Garage with Electric Door
- Lawn Gardens, Pergola with Grape Vine & Patio Seating
- Popular Family Estate with a Children's Play Park & Duck Pond



GROUND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA - 1214 sq.ft. (112.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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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