



Ferndale Drive, Bramley
Guide Price: £210,000 to £220,000



This beautifully presented THREE Bedroom Semi Detached family home sits on a quiet cul-de-sac in the heart of Bramley, offering excellent transport links, local amenities and schools all within walking distance. Well maintained throughout, this property is truly turn key ready, perfect for FIRST TIME BUYERS, FAMILIES or DOWNSIZERS seeking a home they can move straight into! The Entrance Hall opens into a cosy Lounge filled with natural light from bright uPVC Double Glazed windows and features practical under-stairs storage. The Lounge flows effortlessly into the sleek open-plan Kitchen Diner, which has been finished to an exceptional standard. The newly installed grey gloss Kitchen creates a modern, high end feel and comes fully equipped with built in appliances including an Induction hob, Fridge freezer, Washing machine, Oven and Microwave. This space is designed for both cooking and entertaining, with French doors that provide lovely views overlooking the peaceful Garden. Upstairs offers Two generous Double Bedrooms and a well proportioned single bedroom. The modern Family Bathroom features a stylish suite with a bath and a luxurious waterfall shower over. To the front, a spacious Driveway provides parking for multiple cars alongside a detached Garage. The rear Garden is beautifully maintained with a tidy lawn, a smart patio area and side gate access to the front,

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ACCOMMODATION

- THREE Bedroom Semi-Detached Home
- Beautifully Appointed Lounge
- Stylish Open Plan Kitchen Diner with Integral Appliances
- Modern Family Bathroom
- Cul-de-sac Position
- Driveway for Multiple Vehicles & Detached Garage
- French Doors Leading to Rear Garden
- Laid Lawn Garden with Paved Entertaining Space



GROUND FLOOR
316 sq ft (29.4 sq.m.) approx.

1ST FLOOR
331 sq ft (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 647 sq ft (60.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, please note that measurements of rooms, windows, doors, etc. are approximate and are not intended to be used for any purpose other than a guide only. The floor is shown as a guide only and should be used as a guide only. The floor is shown as a guide only and should be used as a guide only. The floor is shown as a guide only and should be used as a guide only.



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Energy Efficiency Rating		Current	Potential
	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs		71	86
England & Wales EU Directive 2002/91/EC			

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