



Appian Way, Bracebridge Heath



3



2



2

£259,950



Key Features

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Field Views
- Great Local Schools
- Garage Conversion
- EPC rating C
- Freehold





A well presented, modern three bedroom detached home situated within the highly sought after location of Bracebridge Heath which boasts excellent schooling, great local amenities and transport links. The property further benefits from having all new windows and doors fitted in 2021.

The property offers entrance hall, WC, lounge, dining room, kitchen diner and utility room to the ground floor. To the first floor there are three bedrooms with ensuite to master and family bathroom.



Outside the property to the front there is a driveway and lawned garden. To the rear of the property there is a enclosed garden laid to lawn with excellent field views.

Entrance Hall

External door to front aspect and stairs to first floor.

WC 0.81m x 1.6m (2'8" x 5'2")

Window to front aspect and fitted with low level WC, wash hand basin and radiator.

Lounge 12'4" x 14'6" (3.8m x 4.4m)

Bay window to front aspect, radiator and opening to dining room.

Dining Room 8'0" x 11'5" (2.4m x 3.5m)

Patio doors to rear aspect and radiator.

Kitchen Diner 16'2" x 11'5" (4.9m x 3.5m)

Window and patio doors to rear aspect and fitted with a range of wall and base units with worktops over, integrated double oven, four ring gas hob with extractor over, space for fridge, integrated wine cooler, understair cupboard and radiator.



Utility Room 6'11" x 5'4" (2.1m x 1.6m)

External door to side aspect, plumbing for washing machine and radiator.

Play Room/ Study 8'2" x 17'0" (2.5m x 5.2m)

Window to front aspect and storage cupboard.

Landing

Access to loft

Bedroom One 3.02m x 3.66m (9'11" x 12'0")

Window to rear aspect and radiator.

En-Suite 1.32m x 2.03m (4'4" x 6'8")

Window to side aspect and fitted with single shower cubicle, low level WC, wash hand basin and heated towel rail.

Bedroom Two 9.2m x 11.2m (30'2" x 36'8")

Window to front aspect and radiator.

Bedroom Three 6.7m x 8.6m (22'0" x 28'2")

Window to rear aspect and radiator.

Bathroom 5.11m x 7.7m (16'10" x 25'4")

Window to front aspect and fitted with panel bath, low level WC, wash hand basin and radiator.

Outside

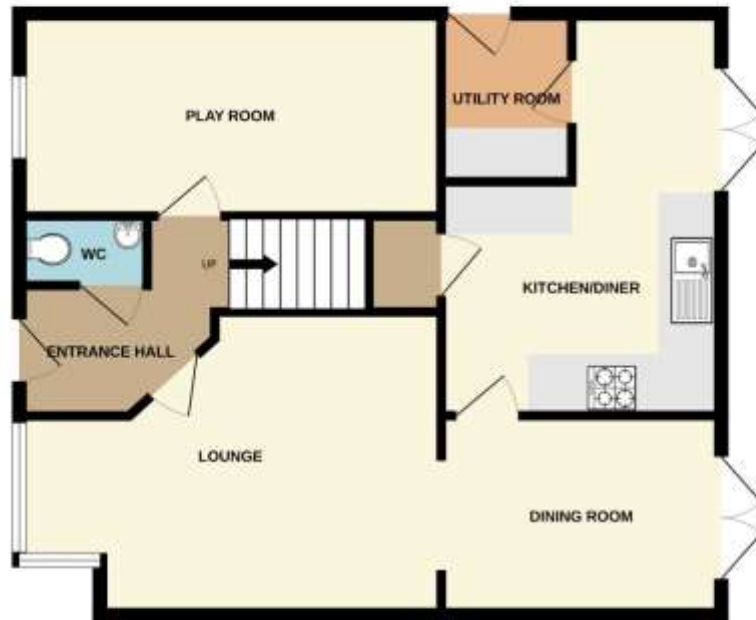
To the front of the property there is a driveway and lawned area. To the rear of the property there is a enclosed garden with field views.

Agent Note

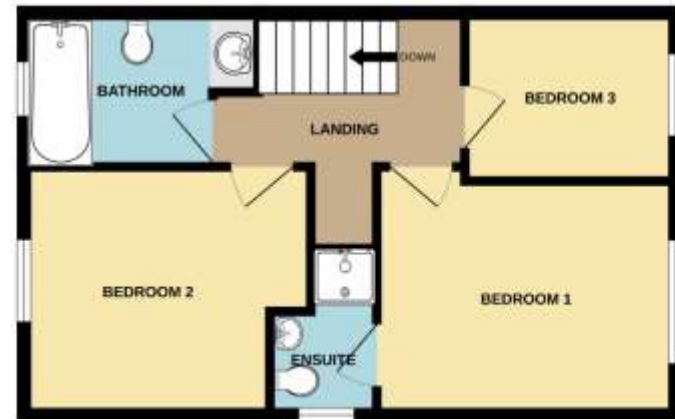
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GROUND FLOOR
679 sq.ft. (63.0 sq.m.) approx.

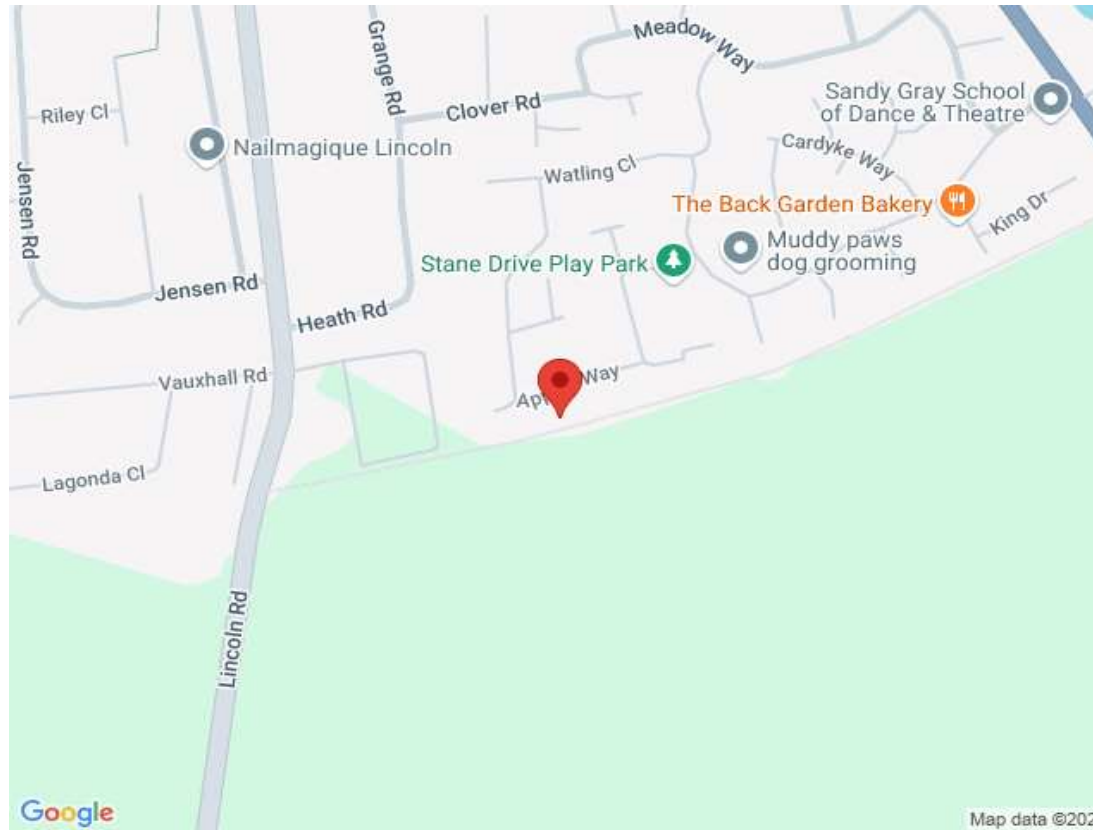


1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

