



Southwell Court, Bracebridge Heath



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Freehold

Offers over £400,000



Key Features

- Spacious Detached House
- Four Air-Conditioned Bedrooms
- Double Garage & Driveway
- Three Reception Rooms
- 29ft Kitchen Diner
- South Facing Garden
- EPC rating C





Spacious FOUR BEDROOM Detached Family Home, located in the highly sought after village of Bracebridge Heath. Benefiting from being within walking distance of St Johns Primary School, LSST Secondary School, Doctors Surgery, Tesco Express and many more village amenities.

The Accommodation on offer comprises Entrance Porch, Entrance Hall, Lounge, 29ft Kitchen Diner, Garden Room, Home Office, WC and Utility to the ground floor. To the first floor there are Four Generously Sized Bedrooms all fitted with there own Air Conditioning Unit with Ensuite to the Master and Family Bathroom. Outside the property to the front there is a large driveway with room for up to Four vehicles leading to a Double Garage. To the rear of the property there is an enclosed walled garden with Three Patio Areas and lawned garden. The property also benefits from an External Conservatory, Gas Central Heating and uPVC Double Glazing Throughout.

Entrance Porch

Door to front aspect and doors to Downstairs WC and Entrance Hall.

Cloak Room

Window to front aspect. Fitted with a low level wc, wash hand basin, part tiled walls, extractor fan and radiator.

Entrance Hall

Stairs to first floor, coving to ceiling and radiator.

Lounge

20'3" x 12'0" (6.2m x 3.7m)

Window to front aspect, dado rail, coving to ceiling, real flame gas fire within decorative surround and radiator.

Dining Kitchen

29'6" x 14'2" (9m x 4.3m)

Bay window and French doors to rear aspect. Fitted with a range of wall and base units with work surface over and Breakfast Bar feature. Integrated appliances include double oven, four ring induction hob with extractor chimney over, dishwasher. Radiator, column radiator, coving to ceiling and part tiled walls.

Utility Room

7'1" x 6'3" (2.2m x 1.9m)

Door to rear aspect. Fitted with wall units with work surface and drainer sink unit. Space and plumbing for washing machine. Radiator and personal door into the garage.





Garden Room

14'9" x 11'5" (4.5m x 3.5m)

Door and windows to rear aspect and windows to side aspects and IR radiator.

Study

9'9" x 8'3" (3m x 2.5m)

Window to front aspect, coving to ceiling and radiator.

Landing

Loft access, built in storage cupboard and radiator.

Bedroom One

12'4" x 12'3" (3.8m x 3.7m)

Window to front aspect, coving to ceiling and built in double wardrobe, air conditioning unit and radiator

Ensuite

Window to rear aspect. Fitted with a low level wc, wash hand basin and shower cubicle. Part tiled walls, radiator and extractor fan.

Bedroom Two

11'8" x 10'1" (3.6m x 3.1m)

Window to rear aspect, built in wardrobe, coving to ceiling, air conditioning unit and radiator.

Bedroom Three

11'8" x 10'1" (3.6m x 3.1m)

Window to front aspect, coving to ceiling, air conditioning unit and radiator.

Bedroom Four

Window to front aspect, built in wardrobe, coving to ceiling, air conditioning unit and radiator.

Bathroom

Window to rear aspect. Fitted with a low level wc, wash hand basin with vanity unit and panelled bath with shower from tap. Part tiled walls and radiator.



Outside

To the front of the property is a block paved driveway with mature hedging and shrubs.

To the rear of the property is an enclosed lawned garden with paved patio areas.

Double Garage

17'7" x 17'3" (5.4m x 5.3m)

Twin up and over doors, personal door to the utility room, power and lighting.

Agents Note

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Floorplan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. 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		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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