



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		66	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Masefield Close, Brockhall Village, BB6 8HS

£495,000

A STUNNING DETACHED FAMILY HOME IN AN ENVIABLE LOCATION

Welcome to this exquisite family haven! Nestled on the tranquil Masefield Close in the sought-after Brockhall Village, this property promises a lifestyle of elegance and comfort. This home is more than bricks and mortar; it is a symphony of design and comfort. The attention to detail throughout, showcased by the contemporary kitchen and the sun-kissed orangery, breathes life into the concept of home.

As you step inside, a welcoming hallway beckons, adorned with natural light filtering through the windows. The graceful staircase leads you to the upper level, setting the tone for what awaits.

To your right, discover a spacious reception room where family gatherings and cozy evenings unfold. Across the hall, an elegant contemporary fitted kitchen awaits, its sleek lines and modern appliances inviting culinary adventures. The kitchen seamlessly connects to the utility room and the dining room, creating a harmonious flow for everyday living. But wait, there's more! The second reception room, bathed in sunlight, offers versatility—a serene reading nook or perhaps a home office. And don't miss the garage, currently transformed into a private gym, perfect for fitness enthusiasts.

As you ascend the staircase, the first floor reveals a landing leading to four generously sized bedrooms. Each room whispers comfort, awaiting personal touches and dreams. The master bedroom, a sanctuary of tranquility, boasts an ensuite shower room—a private retreat within your own home.

Masefield Close, Brockhall Village, BB6 8HS

£495,000



- Impressive Detached Property
- Spacious Reception Rooms
- Off Road Parking
- EPC Rating: D
- Four Bedrooms
- En Suite To Main Bedroom
- Leasehold
- Contemporary Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band E

Ground Floor

Entrance Hallway

13'8" x 6'0" (4.17m x 1.83m)

Composite double glazed front entrance door, contemporary central heating radiator, coving, stairs to the first floor, Amtico wood effect flooring and doors to WC, kitchen, understairs storage and two reception rooms.

Reception Room One

14'0" x 13'8" (4.27m x 4.17m)

UPVC double glazed box bay window, central heating radiator, coving, electric remote feature fireplace with corian surround, television point and door to the dining room.

Kitchen

16'4" x 8'9" (4.98m x 2.67m)

UPVC double glazed window, contemporary central heating radiator, range of high gloss wall and base units with corian surfaces, oven, combination microwave oven and warming drawer in a high rise unit, induction hob, extractor hood, inset sink with draining ridges and mixer tap, Quooker hot tap, integrated dishwasher, integrated fridge and freezer, breakfast bar, spotlights, integrated speakers, Amtico tiled flooring, UPVC double glazed door to the rear and doors to dining room and utility.

Utility Room

6'10" x 5'7" (2.08m x 1.70m)

Plumbing for washing machine, space for dryer, high gloss units, Amtico tiled flooring, contemporary central heating radiator and composite double glazed door to the side elevation.

Dining Room

10'10" x 8'10" (3.30m x 2.69m)

Central heating radiator, Amtico wood effect flooring and open to the orangery.

Orangery

11'9" x 10'5" (3.58m x 3.18m)

Three UPVC double glazed windows, atrium roof, log burning stove with glass hearth, television point, Amtico wood effect flooring, spotlights and bi-folding doors to the rear.

WC

6'11" x 3'10" (2.11m x 1.17m)

UPVC double glazed frosted window, central heating towel rail, twin flush WC, vanity top wash basin and Amtico tiled flooring.

Reception Room Two

19'7" x 16'7" (5.97m x 5.05m)

L' shaped room with four UPVC double glazed windows, two central heating radiators, spotlights and door to the garage.

Garage

15'0" x 8'3" (4.57m x 2.51m)

Velux window, spotlights, mirrored wall, UPVC double glazed French doors to the roller shutter garage door.

First Floor

Landing

Loft access, smoke alarm and doors to four bedrooms, shower room and airing cupboard.

Bedroom One

11'2" x 9'8" (3.40m x 2.95m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to the en suite.

En Suite

6'0" x 5'2" (1.83m x 1.57m)

UPVC double glazed frosted window, central heating towel radiator, three piece suite comprising: dual flush WC, vanity top wash basin, corner direct feed shower unit, extractor fan, PVC panelled ceiling with spotlights and wood effect flooring.

Bedroom Two

12'8" x 9'11" (3.86m x 3.02m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

11'1" x 9'1" (3.38m x 2.77m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

10'0" x 6'11" (3.05m x 2.11m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

Shower Room

7'1" x 5'6" (2.16m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, three piece suite comprising: dual flush WC, vanity top wash basin, direct feed shower unit, PVC panelled ceiling with spotlights, extractor fan, heated mirror, tiled elevations and tiled flooring.

External

Front

Driveway providing off road parking for numerous vehicles.

Rear

Laid to lawn garden with bedding areas and resin patio.

