



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 68      | 74        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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.

## Browgate, Sawley, BB7 4NB

### Offers In Excess Of £550,000

#### THE PERFECT FAMILY HOME

Located in the desirable area of Browgate, Sawley, this charming detached family home offers a perfect blend of comfort and style. Built in 1995, the property boasts three spacious double bedrooms, making it an ideal choice for families seeking ample living space.

As you enter, you will be greeted by a thoughtfully designed interior that exudes modern elegance. The home features four distinct living areas, providing plenty of room for relaxation and entertainment. Whether you are hosting family gatherings or enjoying quiet evenings, these versatile spaces cater to all your needs.

The property also includes two well-appointed bathrooms, ensuring convenience for the entire household. One of the standout features of this home is the picturesque views of the lovely river, which can be enjoyed from various vantage points throughout the property.

Outside, the double garage and driveway offer ample parking space, a valuable asset in this sought-after location. The surrounding area is known for its tranquil atmosphere and scenic beauty, making it a perfect retreat from the hustle and bustle of everyday life.

In summary, this detached family home in Sawley is a rare find, combining stylish interiors with a prime location. With its generous living spaces, stunning views, and practical amenities, it presents an excellent opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this delightful property your new home.

# Browgate, Sawley, BB7 4NB

## Offers In Excess Of £550,000

 3  2  2  D

- Charming Detached Property
- Abundance of Living Space
- Off Road Parking and Double Garage
- EPC Rating D
- Three Bedrooms
- Immaculate Presentation Throughout
- Tenure Freehold
- Two Bathrooms
- Stunning Gardens
- Council Tax Band G

### Ground Floor

#### Entrance Hall

17'9 x 10'0 (5.41m x 3.05m)

Composite double glazed frosted leaded front door, central heating radiator, coving, two ceiling roses, dado rail, under stairs storage, solid oak flooring, doors leading to study, reception room, dining room, kitchen, WC and stairs to first floor.

#### WC

7'9 x 3'7 (2.36m x 1.09m)

Hardwood double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, low basin WC, tiled elevations and tiled flooring.

#### Study

12'11 x 6'8 (3.94m x 2.03m)

Hardwood double glazed window, central heating radiator, coving and solid oak flooring.

#### Reception Room

15'10 x 13'0 (4.83m x 3.96m)

Central heating radiator, coving, dado rail, two ceiling roses, cast iron multifuel burner with stone hearth and surround, two feature wall lights, television point, solid oak flooring and UPVC double glazed sliding door to conservatory.

#### Conservatory

9'9 x 9'2 (2.97m x 2.79m )

UPVC double glazed windows, double glazed roof, spotlights, wood effect laminate flooring and UPVC double glazed French doors to rear.

#### Dining Room

15'7 x 12'6 (4.75m x 3.81m)

Hardwood double glazed window, central heating radiator, coving, ceiling rose, dado rail, cast iron multifuel burner with granite hearth, solid oak flooring and UPVC double glazed French doors to rear.

#### Kitchen

17'11 x 11'4 (5.46m x 3.45m )

Hardwood double glazed window, central heating radiator, range of high gloss panelled wall and base units with granite effect work surfaces, tiled splashback, ceramic one and a half bowl sink and drainer with mixer tap, integrated double oven, four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, tiled flooring, door to double garage and composite double glazed frosted stable door to rear.

#### Double Garage

18'1 x 16'3 (5.51m x 4.95m )

Power, lighting, plumbing for washing machine, space for dryer, smoke detector, Vaillant boiler, composite double glazed frosted door to side elevation and two up and over garage doors.

### First Floor

#### Landing

10'0 x 9'8 (3.05m x 2.95m)

Central heating radiator, coving, loft access, dado rail, doors leading to three bedrooms and family bathroom.

### Bedroom One

14'6 x 11'10 (4.42m x 3.61m)

Hardwood double glazed window, central heating radiator, coving, dado rail, wood effect laminate flooring, open to dressing room and door to en suite.

### Dressing Room

9'10 x 8'10 (3.00m x 2.69m)

Hardwood double glazed window, coving, plinth heater, fitted wardrobes, spotlights, integrated seating and wood effect laminate flooring.

### En Suite

8'10 x 8'1 (2.69m x 2.46m)

Hardwood double glazed frosted window, central heating radiator and heated towel rail, pedestal wash basin with mixer tap, traditional high rise flush WC, rolltop freestanding ball and clawfoot bath with mixer tap and rinse head, double direct feed rainfall shower with rinse head, tiled elevations, coving, spotlights, two feature wall lights, extractor fan and tiled flooring.

### Bedroom Two

12'11 x 12'10 (3.94m x 3.91m)

Hardwood double glazed window, central heating radiator, coving and television point.

### Bedroom Three

12'11 x 9'9 (3.94m x 2.97m)

Hardwood double glazed window, central heating radiator, coving and wood effect laminate flooring.

### Bathroom

9'2 x 7'11 (2.79m x 2.41m)

Hardwood double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with mixer tap, corner panel bath with mixer tap and rinse head, integrated linen cupboard, tiled elevations, coving, spotlights, extractor fan and tiled effect lino flooring.

### External

#### Rear

Laid to lawn garden with paving, bedding, wood chippings, decking, stone chippings and mature shrubbery.

#### Front

Laid to lawn garden, paving, bedding, double driveway and access to double garage.



Tel: 01200422824

www.keenans-estateagents.co.uk