



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Cransley Hill, Broughton NN14

"Charming Village Cottage with Character"

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"Charming Village Cottage with Character"

This delightful cottage, nestled in this desirable village setting, offers a perfect blend of character and modern comfort. The property features a tiled entrance vestibule, leading to a free-flowing living providing both living and dining options enjoying the warmth of a wood burner, both with wood effect specialist flooring, the bespoke period pine kitchen, is complemented by an integrated stainless steel oven and hob as well as Terracotta tiled flooring. The bathroom is well-appointed with modern fixtures and stylish finishes and there are two bedrooms to the first floor. Outside, the cottage boasts both front and rear gardens, with the latter featuring a timber deck and raised lawn area. With its gas central heating and UPVC double glazing, this cottage combines traditional charm with contemporary conveniences, making it an ideal home in a sought-after village location. Broughton has a primary school, Village Co-Op Store, Newsagent with Post office, Pub and lovely Rural Walks.

Living Room - 3.71m x 3.4m (12'2" x 11'2")

Dining Room - 3.71m x 2.51m (12'2" x 8'3")

Kitchen - 3.61m x 1.75m (11'10" x 5'9")

Bedroom One - 3.53m x 3.3m (11'7" x 10'10")

Bedroom Two - 2.54m x 2.41m (8'4" x 7'11")

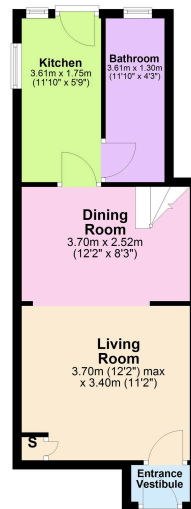
Bathroom - 3.61m x 1.3m (11'10" x 4'3")





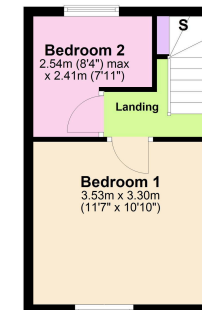
- Gas Central Heating
- UPVC Double Glazing
- Living Room providing both living and Dining options with Woodburner
- Bespoke Period Pine Kitchen with stainless steel oven and hob
- Two bedrooms
- Enclosed Garden
- Council Tax: A
- EPC RATING: D

Ground Floor
Approx. 35.1 sq. metres (378.3 sq. feet)



Total area: approx. 56.4 sq. metres (607.2 sq. feet)

First Floor
Approx. 21.3 sq. metres (229.0 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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