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Garner**  
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53, Bracken Close, Tittensor, ST12 9JD



Asking Price £340,000

A Smart Family Home in a Superb Village Edge Location. Occupying a lovely position on the very edge of Tittensor village, this smart and well-presented family home enjoys open views over Tittensor Chase woodland to the rear. Bigger than it appears from the outside, the property offers generously proportioned accommodation ideal for modern family living. The ground floor features a cosy sitting room and a large open-plan kitchen, dining and living space, with French doors opening onto the garden terrace—perfect for everyday living and entertaining. Upstairs, the accommodation is both practical and elegant, comprising four bedrooms, including a main bedroom with en-suite bathroom and walk-in closet, along with a family bathroom. Outside, the property enjoys a pleasant south-facing garden, offering plenty of space for outdoor living and the benefit of sunshine throughout the day.

Well presented throughout, the house benefits from gas central heating with a modern combi boiler and uPVC double glazing. Ideally located within walking distance of the village primary school, village hall, shop, post office and church, this is a fantastic home in a highly desirable setting. Offered for sale with no upward chain.



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#### Entrance Hall

Reception area with composite front door and full height window to the side. Open tread staircase to the first floor landing and wooden parquet floor.

#### Cloaks & WC

White suite comprising; WC and hand basin. Wood effect floor.

#### Lounge

The lounge is to the front of the house with full width floor to ceiling picture window. chimney breast with wooden mantle and electric flame effect stove. Wood parquet effect flooring. Radiator.

#### Open Plan Dining Kitchen

A fabulous open plan kitchen with space for living, dining and entertaining. The house has been extended to the rear to create this super living area which enjoys views across the garden and Tittensor Chase and has direct access to the patio from French doors in the dining area. The kitchen features an extensive range of wall & base cupboards with white Shaker style cabinet doors and contrasting black granite effect work surfaces with inset sink unit. Fitted dual fuel range cooker with extractor over, integrated dish washer.

Adjoins the kitchen with a range of fitted wall and base cabinets. Back door opening to the patio.

#### Landing

Spacious landing with recessed study area with space for a desk.

#### Main Bedroom

A large main bedroom which features inward opening French doors and Juliet balcony to the front of the house, walk-in closet. Radiator.

#### En-Suite Shower Room

With white suite comprising; bath with shower over, vanity basin & WC. Part ceramic tile walls and window to the side of the house. Wood effect floor. Radiator.

#### Bedroom 2

Double bedroom with rear facing window with views across Tittensor Chase. Radiator.

#### Bedroom 3

Double bedroom with window to the side of the house. Radiator.

#### Bedroom 4

Single bedroom with built-in captains bed. Window to the side of the house. Radiator.

#### Bathroom

White suite comprising; bath with glass shower screen and thermostatic shower, pedestal basin & WC. Ceramic wall tiling and wood effect floor. Chrome heated towel radiator.

#### Outside

The house occupies a choice position at the top of Bracken Close, in an elevated position enjoying views to the rear across Tittensor Chase. Extensive paved patio to the rear of the house with plenty of space for outdoor living and steps lead down to a lawn garden. Good frontage with block paved driveway and off road parking for 2 cars, together with an integral single garage with up and over door, light & power. Wall mounted 'Vaillant' gas fired combi boiler.

#### General Information



Approx Gross Internal Area  
127 sq m / 1363 sq ft



Ground Floor  
Approx 63 sq m / 676 sq ft

First Floor  
Approx 64 sq m / 687 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

