



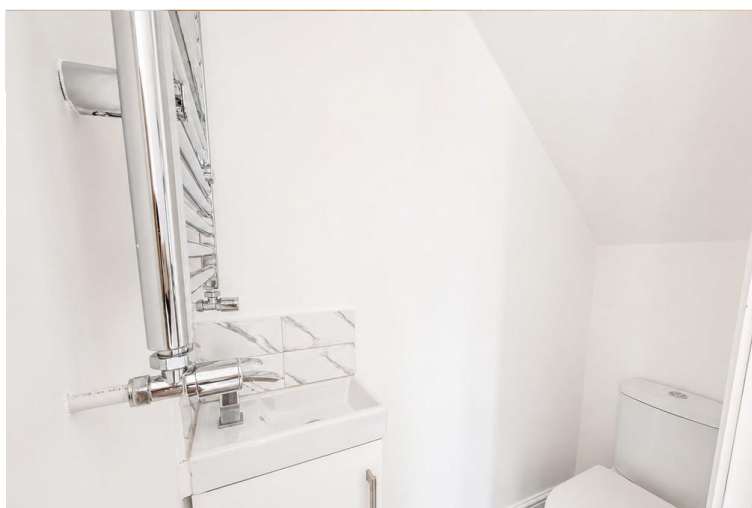
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The Brookfield 59 Bradford Road

- FOUR BEDROOM DETACHED HOUSE
- NEW BUILD
- BEAUTIFULLY FINISHED THROUGHOUT
- SPACIOUS LIVING SPACE

Offers In Region Of £389,500
EPC Rating '86'





Property Description

DESCRIPTION

Situated on the sought-after The Courtyard, Clayton development, this beautifully presented four-bedroom detached new-build home offers spacious and contemporary accommodation, ideal for modern family living.

The accommodation briefly comprises a welcoming entrance hallway, a generous lounge providing a comfortable space to relax and a second reception room with patio doors opening onto the rear. The modern fitted kitchen offers ample storage and workspace, while a convenient downstairs WC completes the ground floor.

To the first floor are four well-proportioned bedrooms, including a spacious master bedroom benefiting from its own ensuite. The remaining bedrooms are served by a stylish family bathroom. Finished in neutral decor throughout, the property is ready to move straight into and provides a bright, fresh interior suited to a range of buyers.

Externally, the property benefits from a driveway providing off-road parking.



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ENTRY

A bright and welcoming entrance hallway creates an excellent first impression, finished with neutral decor, wooden flooring and a contemporary staircase leading to the first floor. The hallway provides access to the ground floor accommodation and benefits from a useful downstairs WC.

LIVING ROOM

A bright and spacious living room enjoying a large front-facing window, allowing an abundance of natural light to fill the space. Finished in neutral decor with wooden flooring, the room offers a versatile layout with ample space for a range of living furniture, creating a comfortable setting for everyday family life and entertaining.

KITCHEN

A stylish contemporary kitchen fitted with a modern range of sleek wall and base units, complemented by generous work surfaces and matching splashbacks. The kitchen benefits from integrated appliances including eye-level oven, microwave, gas hob with extractor hood and inset sink positioned beneath a window overlooking the rear. Finished in neutral tones, the space offers ample storage and workspace, making it ideal for everyday cooking and family living.

DOWNSTAIRS WC

A contemporary downstairs WC fitted with a modern two-piece white suite comprising a WC and hand wash basin with vanity storage beneath. Finished in neutral tones and complemented by stylish tiled splashbacks and a chrome heated towel rail, this practical addition provides added convenience for everyday living and guests.

SECOND RECEPTION ROOM

A spacious and versatile second reception room offering excellent flexibility to suit a variety of lifestyles, ideal as a dining room, family room or additional lounge. Filled with natural light from dual-aspect windows and patio doors opening onto the rear, the room provides a seamless connection to the outdoor space. Finished in neutral decor with wood-effect flooring, it offers ample space for both dining and seating furniture.

MASTER BEDROOM

A spacious and well-presented master bedroom offering ample room for a double bed and a range of





freestanding furniture. Finished in neutral decor with fitted carpet, the room enjoys plenty of natural light from a rear-facing window and benefits from the added convenience of a modern ensuite shower room.

A stylish ensuite fitted with a contemporary three-piece white suite comprising a walk-in shower with glazed screen, WC and hand wash basin with vanity storage beneath. Complemented by modern tiling, a chrome heated towel rail and a frosted window providing natural light and ventilation, this well-appointed space offers both practicality and style.

BEDROOM 2

A generously sized double bedroom, finished in neutral decor with a fitted carpet, creating a bright and comfortable space. A large window allows plenty of natural light to flood the room while the well-proportioned layout provides ample space for a double bed and a range of freestanding furniture.



BATHROOM

A stylish family bathroom fitted with a contemporary three-piece white suite comprising a panelled bath with shower over and screen, WC and hand wash basin with vanity storage beneath. Finished with modern full-height wall tiling, contrasting floor tiles and a chrome heated towel rail, the room also benefits from a frosted window providing natural light and ventilation.



BEDROOM 3

A well-proportioned bedroom finished in neutral decor with a fitted carpet, offering a bright and inviting space. The room benefits from a large window allowing plenty of natural light and provides ample space for a bed and freestanding bedroom furniture, making it ideal as a child's bedroom guest room or home office.

BEDROOM 4

A well-proportioned fourth bedroom finished in neutral decor with a fitted carpet, offering a bright and versatile space. Benefiting from a large window allowing plenty of natural light, the room provides ample space for a bed and freestanding furniture, making it ideal as a child's bedroom, guest bedroom or home office.



EXTERIOR

Externally, the property benefits from a driveway providing off-road parking and a paved seating area, creating space for outdoor dining and entertaining. The attractive stone-built exterior enhances the property's contemporary appearance, offering excellent kerb appeal within this modern development.

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		