



## 1 MANOR RISE

BRIGG, DN20 8TG

£425,000  
FREEHOLD

Welcome to Manor Rise – a rarely available four-bedroom detached home, set within an exclusive development of just three properties



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# 1 MANOR RISE



## DESCRIPTION

Rarely available and set within a prestigious development of just three properties, this exceptional residence offers an impressive 2,870 square feet of living space. Combining generous proportions with stylish, versatile accommodation, it is a truly special home designed for modern family living.

Step inside to a broad entrance hallway that immediately sets the tone for the space on offer. The ground floor boasts three reception rooms – a spacious lounge, a cosy sitting room, and a dedicated study, perfect for those working from home.

At the heart of the property lies the impressive open-plan kitchen diner. Designed with both style and practicality in mind, it features a central island with integrated double oven and breakfast bar, a gas ring hob with extractor fan, sleek black gloss wall and base units with contrasting stainless steel plinths, and space for an American-style fridge freezer, which is further enhanced by fitted surround sound DAB speakers in the ceiling, creating the perfect space for family gatherings and entertaining. A separate utility room, guest WC, and access to the large integral garage complete the ground floor.

Upstairs, the galleried landing leads to four generously sized bedrooms. The master suite is a highlight, benefitting from its own dressing room and en-suite shower room. Bedroom two also enjoys fitted wardrobes and a private en-suite, while bedroom four includes fitted wardrobes. A stylish family bathroom serves the remaining rooms.

Externally, the property sits in a private position within the exclusive Manor Rise development. To the front is ample parking and access to the integral garage, WC while to the rear is a well-proportioned garden

providing an excellent outdoor space for relaxation, entertaining, and family life.

With its scale, versatility, and prestigious location, Manor Rise represents a rare opportunity to acquire a home of this calibre – beautifully presented and ready to move straight into.

## RECEPTION HALL

stairs to first floor with understairs storage cupboard and doors leading to study, lounge and kitchen

## LIVING ROOM

enter via glazed double doors, feature fireplace and window to the front - for marketing purposes, AI-generated furniture has been used to enhance the lounge photography. The room is currently unfurnished.

## STUDY

window to the front

## KITCHEN DINER

open plan kitchen with central island with integrated double oven and breakfast bar, gas ring hob and extractor fan, black gloss wall and base units with contrasting stainless steel plinths, space for American fridge freezer, window to the rear

## SITTING ROOM

enter via glazed double doors with French doors leading out to the rear garden

## DINING AREA

triple aspect windows and rear exit door

## UTILITY ROOM

space for appliances with worktop over, window to the rear, rear exit door, integral garage door and door to

## **CLOAKROOM**

window to the rear, pedestal wash hand basin, WC and double door storage cupboard

## **MASTER BEDROOM**

window to the front, open plan to dressing area

## **DRESSING AREA**

window to the front and door to en-suite

## **EN-SUITE**

window to the rear, walk in shower with twin shower, vanity double sink unit with storage, WC, heated towel rail

## **BEDROOM 2**

window to the rear, fitted wardrobes

## **EN-SUITE**

window to the rear, shower cubicle with mains shower, pedestal wash hand basin and WC

## **BEDROOM 3**

window to the front, fitted wardrobes

## **BEDROOM 4**

window to the front

## **FAMILY BATHROOM**

window to the rear, panel bath, pedestal wash hand basin, WC and quadrant shower cubicle,

## **GARAGE**

electric door to front and integral door to utility room

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### ADDITIONAL INFORMATION

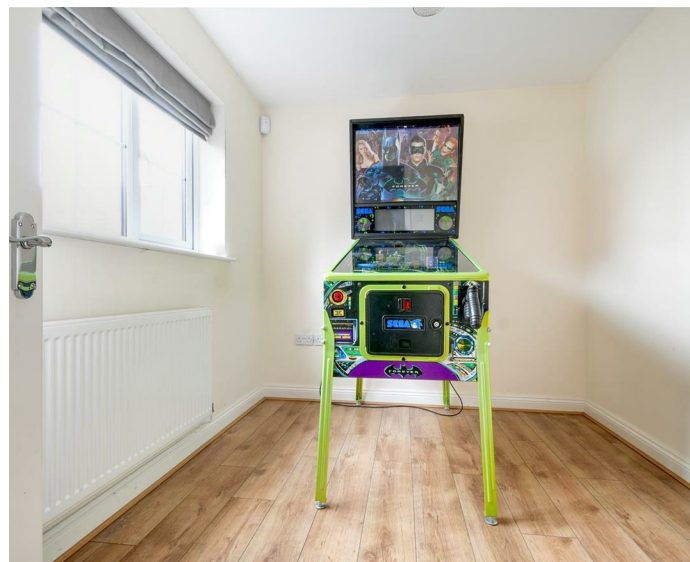
**Local Authority –**

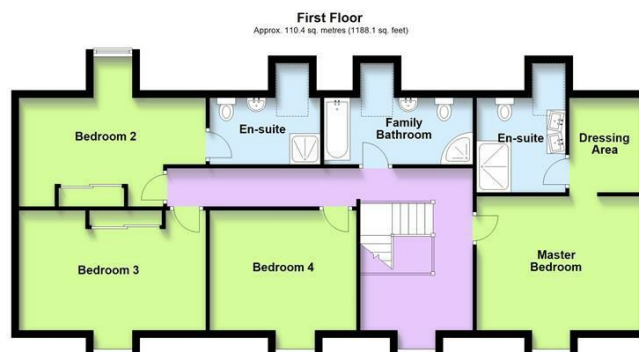
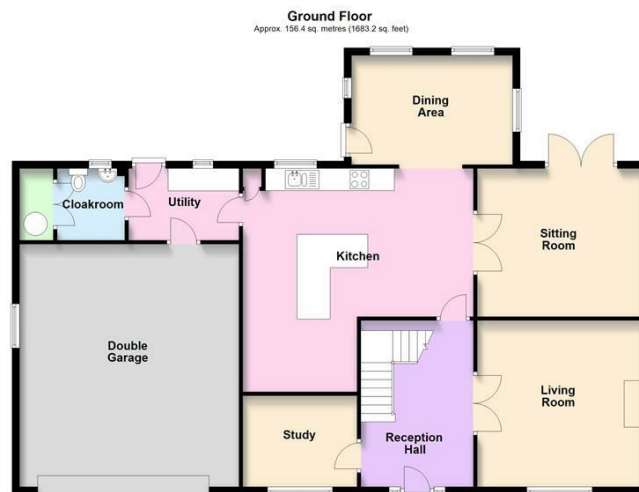
**Council Tax – Band E**

**Viewings – By Appointment Only**

**Floor Area – 2870.00 sq ft**

**Tenure – Freehold**





Total area: approx. 266.8 sq. metres (2871.3 sq. feet)



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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