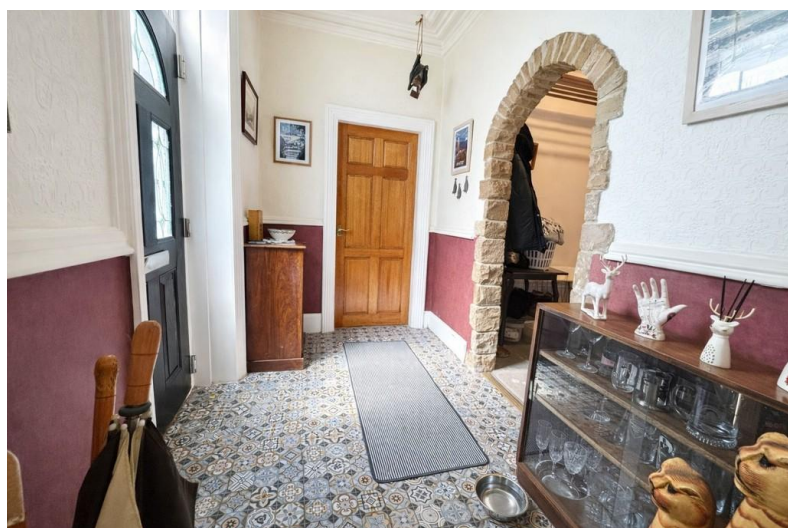




7 Broomfield Place

- 4 BED QUASI SEMI DETACHED
- VIDEO TOUR
- TWO RECEPTION ROOMS
- OFF ROAD PARKING

Auction Guide Price £295,000
EPC Rating '51'





Property Description

DESCRIPTION

FOR SALE BY MODERN METHOD OF AUCTION - STARTING PRICE £295,000 PLUS RESERVATION FEES APPLY. Whitney's are pleased to present this striking and characterful stone-built Victorian quasi semi-detached residence, offering spacious and versatile accommodation over three floors, ideal for modern family life. Set in a peaceful location with an attractive frontage, this charming home combines period charm with generous proportions throughout.

Internally, the property offers an excellent balance of character and practicality. Two elegant reception rooms provide flexible spaces for both relaxing and entertaining, while a dedicated home office is perfect for remote working or study. The well-equipped kitchen caters for everyday family living, complemented by a bathroom and a useful cellar providing additional storage space.

The upper floors offer four generously sized bedrooms, providing excellent accommodation for growing families or guests. An additional occasional room on the third floor could serve as a nursery, dressing room, or hobby space, offering further flexibility. The home is bright and welcoming throughout, with pleasant outlooks and a





wonderful sense of space.

Externally, the beautifully maintained front garden enhances the property's curb appeal and provides a lovely area to sit and enjoy the surroundings. To the rear of the garage, a charming 'wild garden' offers a low-maintenance natural retreat for those who appreciate greenery and outdoor space. A private driveway adds further convenience.

Located in a quiet, yet highly accessible area, close to local amenities, schools, and transport links, this substantial home offers a rare opportunity to acquire a property of such size, character, and presence. Early viewing is highly recommended to fully appreciate everything it has to offer.



ENTRANCE HALL

9' 05" x 5' 05" (2.87m x 1.65m) Welcome to this charming and inviting entrance, where modern comfort meets classic style. As you step through the elegant front door, you're greeted by a beautiful blend of vintage and contemporary design. The rich, maroon accent walls complement the intricate, patterned flooring, creating a warm and welcoming atmosphere.

LIVING ROOM

14' 11" x 16' 05" (4.55m x 5m) Step into this beautifully designed living room, where classic charm and serene elegance come together to create the perfect space. The soft blue walls, paired with delicate floral wallpaper, set a peaceful tone, while the abundant natural light flowing through the large windows fills the room with warmth and a refreshing view of the surrounding greenery.



A stunning wooden fireplace, with its striking turquoise tiles, serves as the room's focal point, adding timeless character and warmth. The intricate crown molding and high ceilings elevate the room's grandeur, enhancing the sense of openness and light.

Soft lighting from the elegant chandelier and sconces, combined with the peaceful atmosphere, creates a relaxing ambiance perfect for unwinding after a busy day or hosting friends and family. The harmonious balance between vintage design and modern details makes this living room a truly inviting space to enjoy.

RECEPTION ROOM

14' 11" x 19' 01" (4.55m x 5.82m) This charming second reception room offers a perfect balance of vintage elegance and cozy comfort. Bathed in natural light from the large bay windows, the room features soft blue walls complemented by delicate floral wallpaper, creating a peaceful and serene ambiance. The warm sunlight enhances the vibrant colors and details throughout the space, making it an ideal place for relaxation.



The high ceilings and classic crown molding add a touch of sophistication, while the unique light fixture adds a modern twist to the traditional elements. Framed artwork and carefully chosen decor pieces bring character to the walls, reflecting the thoughtful design of the space. The room flows seamlessly into the adjacent areas, offering an inviting space to entertain guests or enjoy quiet moments.



With its serene atmosphere, timeless design, and beautiful natural light, this second reception room serves as a versatile space that can easily adapt to your needs, whether for family gatherings, reading, or simply unwinding.

KITCHEN

14' 09" x 12' 11" (4.5m x 3.94m) This vibrant kitchen features bold orange walls, creating a lively atmosphere. Large windows fill the room with natural light and offer views of the garden. The kitchen is equipped with modern appliances, including a sleek range cooker, and has ample counter space for meal prep. The stylish black-and-white tiled backsplash adds a contemporary touch, while the open layout makes it ideal for cooking and entertaining.



STUDY

9' 05" x 9' 05" (2.87m x 2.87m) This study offers a tranquil environment perfect for focus and reflection. With its neutral walls and slate flooring, the room exudes a calm, inviting atmosphere. Natural light fills the space, creating an ideal setting for reading, writing, or creative work.

The simple yet functional design provides a serene backdrop, making it a perfect spot for productivity or quiet contemplation. Whether you need a space to work or unwind, this study offers a peaceful retreat from the rest of the home.

BEDROOM TWO

13' 10" x 8' 08" (4.22m x 2.64m) This cheerful second bedroom offers a warm and welcoming atmosphere. The soft yellow walls create a bright, sunny feel, while the large window allows natural light to fill the space, offering a peaceful view of the garden. The room is perfect for a guest bedroom, home office, or cosy retreat. With built-in storage and a simple, functional layout, this room is both practical and inviting. The soft carpeting and plaid accents add comfort and warmth, making it a relaxing space to unwind or rest.



MASTER BEDROOM

10' 01" x 15' 04" (3.07m x 4.67m) This master bedroom offers a tranquil space for rest and relaxation. With soft green and deep teal walls, the room creates a peaceful and soothing atmosphere. A large window fills the room with natural light, offering a pleasant view of the greenery outside.

The clean, minimalistic design provides a restful environment, with modern lighting and thoughtful details that add to the room's calm ambiance. It's the perfect retreat to unwind and enjoy a restful night's sleep.

BATHROOM

4' 07" x 11' 05" (1.4m x 3.48m) This cheerful bathroom features vibrant blue walls, creating a fresh and lively atmosphere. The space is well-lit, with natural light streaming in from the window, making it feel airy and open. Stylish tiled accents in shades of blue and green add a touch of character, while modern fixtures provide both convenience and comfort.





The bathroom is designed for functionality, with a well-placed sink, mirror, and towel racks, as well as ample space for your essentials. A clean, minimalist layout enhances the room's sense of space, making it an ideal place for daily routines.

BEDROOM THREE

9' 06" x 11' 06" (2.9m x 3.51m) This cozy third bedroom offers a calm and welcoming atmosphere, perfect for a guest room, home office, or personal retreat. Soft, neutral walls with a touch of green create a peaceful ambiance, while natural light pours in through the large window, enhancing the room's spacious feel and offering a view of the garden outside.

ATTIC

9' 07" x 11' 06" (2.92m x 3.51m) This charming attic offers a peaceful and sunlit space with unique character. The sloped ceilings and skylight provide natural light, creating a bright, airy atmosphere perfect for a variety of uses. Whether you envision it as a quiet studio, a home office, or a cozy reading nook, the flexible layout makes it ideal for your needs.

The open, minimalist design allows for creative personalization, while the beams and angled walls add charm to the space. This attic offers an intimate, secluded retreat with a peaceful vibe, providing a unique area to relax or focus away from the main living areas.

BEDROOM FOUR

11' 02" x 13' 11" (3.4m x 4.24m) This attic bedroom offers a unique and cozy space with a bright and airy feel. The pitched ceiling and skylight flood the room with natural light, creating a peaceful atmosphere. The soft neutral tones and open layout make it a versatile space, perfect for relaxation or quiet reflection.

The sloped ceilings and angled walls add character to the room, giving it an intimate and charming vibe. Its quiet, elevated position makes it an ideal retreat for those seeking a peaceful getaway.

EXTERIOR

This stunning home features a classic stone exterior and an inviting front garden that is a true highlight. The lush, well-maintained garden bursts with vibrant flowers and greenery, creating a warm and welcoming atmosphere. A stone path meanders through the garden, leading to the front door, flanked by neatly trimmed hedges.

The property includes a spacious driveway, providing ample parking, and leads directly to a garage for added convenience and security. The entire garden space is located at the front, offering a lovely area for outdoor relaxation and enjoyment.

