



## **Firbrook, 31A Brook Park, Briggswath**

Guide Price **£425,000**

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Estate & Letting Agents



Tucked away within a generous plot and surrounded by beautifully maintained gardens, this deceptively spacious five-bedroom home offers an exceptional amount of versatile accommodation, ideal for growing families or those seeking multi-generational living in a peaceful setting.

Occupying an elevated position with delightful outlooks across the gardens and surrounding greenery, the property immediately impresses with its substantial proportions and well-balanced layout extending to over 1,500 sq.ft. Internally, the home is light, airy and immaculately presented throughout, with accommodation thoughtfully arranged over two floors.

The heart of the home is the impressive lounge and dining area, a wonderfully sociable space featuring large windows and sliding doors that open directly onto the raised decked balcony, creating the perfect connection between inside and out. The balcony itself provides a fantastic entertaining space overlooking the expansive rear garden and pond, ideal for summer dining or simply enjoying the tranquil surroundings.

The modern fitted kitchen enjoys garden views and offers an excellent range of cabinetry and workspace, whilst the flexible bedroom arrangement provides up to five bedrooms, with options for home offices, hobby rooms or guest accommodation depending on individual needs. Two bathrooms serve the property, including a contemporary shower room to the first floor.

Externally, the property continues to impress. The mature rear garden is a true standout feature, mainly laid to lawn with established planting, trees and a feature pond, offering a private and picturesque setting rarely found. To the front there is driveway parking and an attached garage. The property also has a huge advantage of a basement level that runs throughout the footprint of the entire building, with limited head height but giving great access to all the services and providing great storage.

Adding further appeal, planning permission was previously granted for a substantial three-storey extension, presenting exciting potential for buyers looking to further enhance and increase the already generous accommodation.

A superb family home offering space, flexibility and future potential in equal measure, all set within stunning gardens and a highly desirable setting.

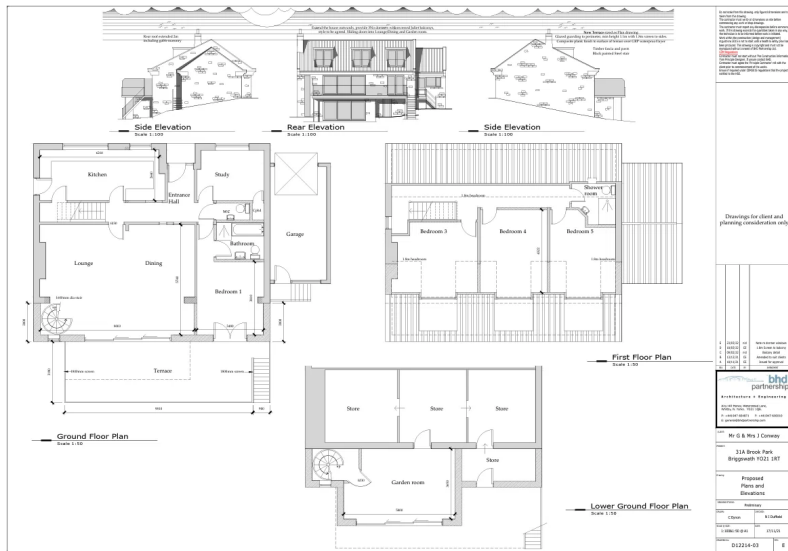
**Bedrooms: 5 | Bathrooms: 2 | Receptions: 2**

**Tenure: Freehold**









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