FOR SALE









Bramley
Asking Price Of £430,000

MARTIN&CO







Bramley

3 Bedrooms, 2 Bathrooms

Asking Price Of £430,000

- **Three Bedrooms**
- **Kitchen with Appliances**
- **Lounge with French Windows**
- **Underfloor Heating Downstairs**
- **Bedrooms with Blackout Blinds**

A beautifully presented three-bedroom semi-detached home in Bramley's popular Centenary Fields development. Featuring a spacious living room, modern kitchen/dining room, principal en-suite, south-westerly facing garden and driveway parking for two cars, with excellent village amenities nearby.

The property features an attractive red brick exterior with white-framed double-glazed windows and a covered entrance with a contemporary black front door. The frontage is complemented by established landscaped borders featuring a variety of shrubs, flowering plants and ornamental trees, enclosed by decorative black metal railings. A paved pathway provides access to the front entrance.

ENTRANCE HALL Accessed via a composite front entrance door with obscured glazed panel, the welcoming entrance hall features carpeted flooring, underfloor heating, pendant lighting and modern white panelled internal doors. Stairs rise to the first floor, with access to the living room, kitchen and downstairs cloakroom. There is also a useful understairs storage cupboard fitted with shelving, providing ample storage space and housing wall-mounted electrical equipment.

CLOAKROOM Modern downstairs cloakroom fitted with a wall-mounted WC with concealed cistern and chrome flush plate, vanity wash hand basin with mixer tap and storage cupboard beneath, tiled splashback, chrome heated towel rail, tiled flooring with underfloor heating and a window providing natural light.

LIVING ROOM 16'2" x 11'10" (4.93m x 3.61m) A spacious and beautifully presented living room featuring double-glazed French doors with adjoining windows opening onto the rear garden, allowing plenty of natural light to fill the room. An additional double-glazed window with fitted shutters provides further light. The room benefits from neutral décor, carpeted flooring and underfloor heating, with ample space for a range of lounge furniture.

KITCHEN/DINING ROOM 16'2" x 9'5" (4.93m x 2.87m) A spacious and well-appointed kitchen/dining room featuring a comprehensive range of contemporary white high-gloss wall and base units with contrasting dark work surfaces and tiled splashbacks. Integrated appliances include a built-in electric oven, Smeg five-ring gas hob with stainless steel and glass extractor hood over, fridge/freezer, Kenwood dishwasher and Smeg washing machine. A stainless steel one-and-a-half bowl sink with drainer and chrome mixer tap sits beneath a double-glazed window. The generous dining area comfortably accommodates a family-sized dining table and benefits from two additional double-glazed windows, all fitted with plantation-style shutters. Further features include tiled flooring with underfloor heating, neutral décor and a wall-mounted heating thermostat.

FIRST FLOOR LANDING Carpeted landing providing access to all three bedrooms and the family bathroom, with radiator, loft access and an airing cupboard housing the Vaillant boiler and hot water cylinder.

BEDROOM 1 11'10" x 11'2" (3.61m x 3.40m) A spacious principal double bedroom with a rear aspect double-glazed window overlooking the garden, fitted BlocOut blind, carpeted flooring and radiator. The room









also benefits from a large fitted wardrobe with mirrored sliding doors, which is included in the sale.

ENSUITE Modern en-suite shower room featuring a spacious glazed shower enclosure with rainfall shower head and separate handheld attachment, wall-mounted WC with concealed cistern and chrome flush plate, and wash hand basin with chrome mixer tap. Further benefits include a large wall mirror, partially tiled walls, tiled flooring, chrome heated towel rail and double-glazed obscure glass window.

BEDROOM 2 9'7" x 9'7" (2.92m x 2.92m) A good-sized second bedroom featuring a double-glazed window with fitted BlocOut blind, radiator and carpeted flooring. Currently decorated in blue, the room offers ample space for bedroom furniture and is ideal as a child's bedroom or guest room.

BEDROOM 3 9'9" x 6'3" (2.97m x 1.91m) A bright third bedroom benefiting from two double-glazed windows providing a dual aspect, both fitted with BlocOut blinds. The room features carpeted flooring, radiator and blue décor, offering versatile accommodation suitable for a child's bedroom, nursery or home office.

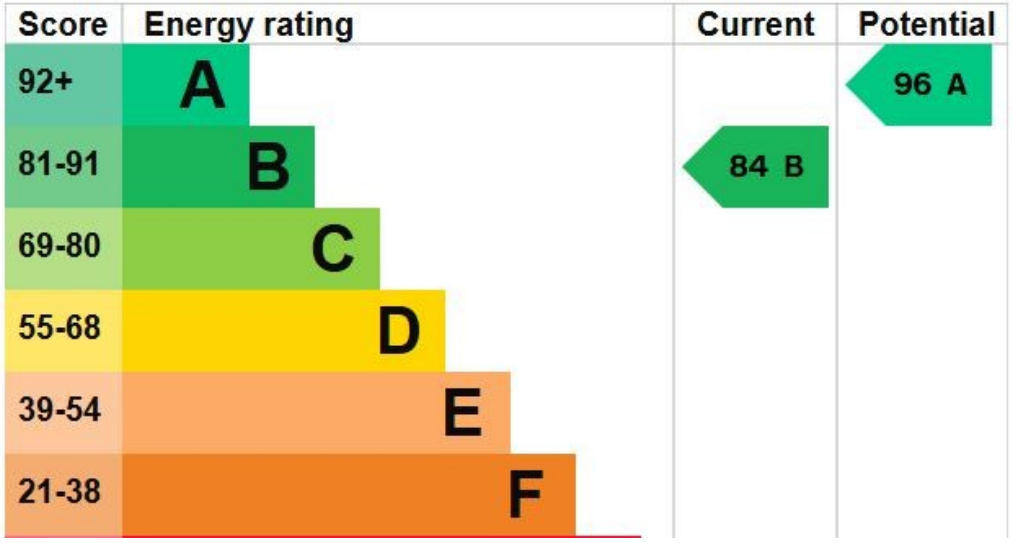
BATHROOM Modern family bathroom fitted with a panelled bath with mixer shower and glazed shower screen, wall-mounted WC with concealed cistern and chrome flush plate, and wash hand basin with chrome mixer tap. Further features include a wall-mounted mirrored cabinet, partially tiled walls, tiled flooring, chrome heated towel rail, recessed ceiling spotlights and double-glazed obscure glass window.

REAR An enclosed rear garden enjoying a south-westerly aspect, featuring a generous paved patio area ideal for outdoor dining and entertaining. The remainder is mainly laid to lawn, with a paved pathway leading to a timber garden shed and planted border. The garden is enclosed by a combination of brick walling and timber fencing, with gated side access, outside lighting and an external water tap.

DRIVEWAY Driveway parking with space for two vehicles.

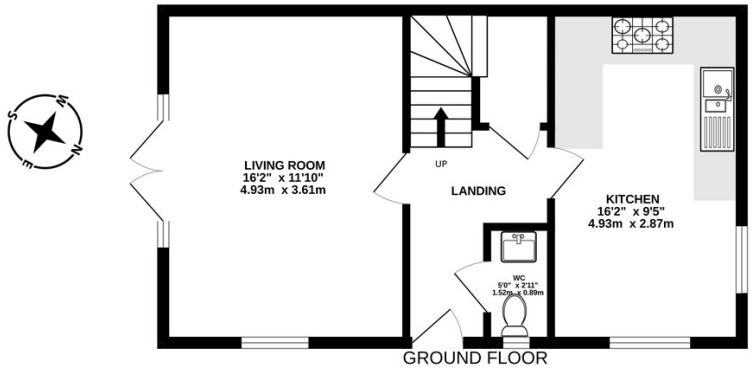
ESTATE CHARGE Annual Estate charge £250 Approx

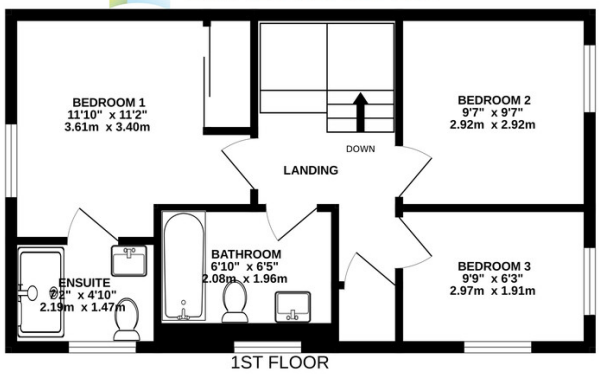




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The Property Ombudsman