



## 4 Egerton Close, Brighouse, HD6 3FQ Offers Over £390,000

HAMILTON BOWER are pleased to offer FOR SALE this recently NEW BUILT FOUR/FIVE BEDROOM DETACHED PROPERTY with premium upgrades located in Brighouse - HD6. With off-street parking and detached garage, a landscaped garden to the rear, finishing extras included in the sale, and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance hallway, lounge, open-plan dining kitchen, utility room, ground floor WC, home office/bedroom, primary bedroom with en-suite shower room, two further double bedrooms, a single bedroom/dressing room, bathroom and loft. Externally the property has a generous garden to the rear complete with patio area and central lawn, and to the side a driveway leading to the detached single garage. The property was built in 2025 and still maintains its 10 year NHBC guarantee (August 2025). Finished with extras such as - utility room units, upgraded flooring and landscaped garden with Ravenna sandstone paving & outdoor lighting.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

## GROUND FLOOR

### Entrance Hallway



Spacious entrance hallway with composite front door, herringbone flooring and offering access to all ground floor rooms.

### Dining Kitchen



Open-plan dining kitchen with herringbone flooring and dual aspect to the front rear and side. Fitted with a range of contemporary units with laminate worktops and upstands. Appliances - electric hob with overhead extractor, oven/grill, wine cooler, dishwasher and sink with drainer. Offering ample space for a family dining table with chairs, leading to the French doors to the garden.

### Lounge



Lounge to the rear of the property with a view and access to the garden via the French doors. With herringbone flooring throughout, space for a large suite and entertainment unit.

### Office / Bedroom



Ground floor home office with a view to the front of the property. Ideal for those working remotely, or if preferable to be used a single/guest bedroom.

### Utility Room



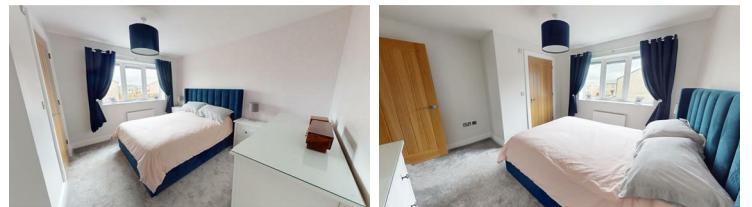
Utility room leading off the entrance hallway with access through to the WC. With matching units and worktops to the kitchen, plumbing and power supply with ideal space for kitchen overflow.

### WC

Ground floor WC with wash basin and access through from the utility room.

## FIRST FLOOR

### Primary Bedroom



Primary bedroom to the front of the property with accompanying en-suite shower room. Offering space for a large bed with side tables and dressing furniture.

## En-Suite



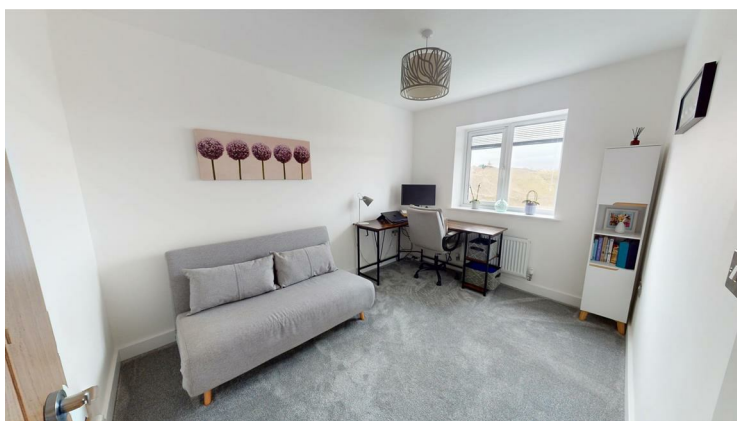
Tiled en-suite shower room with frosted window to the front of the property.  
Fitted with a matching three-piece suite - corner shower, wc, wash basin and towel rail.

## Bedroom



Second bedroom, a further double with a view to the front of the property.  
Offering space for a large bed with side tables, wardrobes and dressing furniture.

## Bedroom



Third bedroom, a further double with a view to the rear of the property.  
Offering space for a large bed with side tables, wardrobes and dressing furniture.

## Bedroom



Fourth bedroom, with a view to the rear of the property.  
Currently used as a walk-in dressing room, with wardrobes, shelving and rails - optional in the sale.

## Bathroom



House bathroom sitting centrally to the first floor with frosted window to the rear.  
With part wall-tiling and a matching three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

## EXTERNAL



## Rear




Generous garden to the rear of the property with French door access from the dining kitchen or lounge.

With side access to the front of the property, a large central lawn, flowerbeds, patio area with Ravenna sandstone paving leading from the property and outdoor lighting.

## Front/Side

Path leading to front door with low-maintenance beds to each side.

To the side of the property is a driveway offering off-street parking, this leads to the detached single garage with a power supply - offering ideal storage space.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		85	94
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC 