

6 ARCHERS CLOSE

BRIGG, DN20 8TQ

£268,000
FREEHOLD

This beautifully presented and deceptively spacious home offers versatile living across two floors, making it ideal for a range of buyers.



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DESCRIPTION

ENTRANCE

The property is accessed via a welcoming recessed entrance with lighting, leading through a uPVC double glazed door with side panels into:

PORCH – 1.54m x 1.86m (5'1" x 6'1")

A bright and practical porch featuring a wood and glazed internal door, radiator, and spot lighting. This opens into an L-shaped reception hall with additional radiator and a useful shelved storage cupboard.

LOUNGE – 3.47m x 5.16m (11'5" x 16'11")

A spacious and naturally bright living area positioned to the front of the property, enhanced by a triple glazed bow window. The room also benefits from a radiator, TV point, telephone point and decorative dado rail.

DINING KITCHEN – 5.25m x 3.72m (17'3" x 12'2")

A stylish and well-equipped dining kitchen fitted with a range of modern woodgrain-effect units complemented by attractive worktops and splashbacks. Features include an inset ceramic sink with mixer tap, integrated dishwasher, and space for both a washing machine and tall fridge/freezer. There is an induction hob with oven beneath and extractor above, along with ample storage units at both base and eye level.

The dining area enjoys its own electric radiator, TV point, and French doors opening out onto the rear terrace, alongside a triple glazed window allowing plenty of natural light.

BEDROOM ONE – 3.48m x 3.80m (11'5" x 12'6")

A generously sized double bedroom overlooking the rear garden, complete with built-in wardrobes (two double and one single), radiator, TV point and triple glazed window.

EN-SUITE – 1.71m x 2.04m (5'7" x 6'8")

A modern en-suite fitted with a white suite comprising WC, vanity unit with waterfall tap, and a fully tiled shower enclosure. Additional features include a heated towel rail, extractor fan, panelled ceiling, and triple glazed window.

HOME OFFICE/HOBBIES ROOM – 2.86m x 3.55m (9'5" x 11'8")

A well-proportioned Home office or additional ground floor bedroom positioned to the front of the property, with triple glazed window and radiator.

BATHROOM – 1.70m x 2.03m (5'7" x 6'8")

Fitted with a white suite including WC, pedestal wash basin, and bath with mixer shower attachment. Finished with tiling to splashback areas, radiator, extractor fan and triple glazed window.

INNER HALLWAY / STUDY AREA – 2.25m x 3.90m (7'5" x 12'10")

A versatile space currently used as a study area, with rear-facing window, radiator, spot lighting, airing cupboard, and staircase with spindle balustrade leading to the upper level.

BEDROOM TWO – 3.50m x 4.43m (11'6" x 14'6")

A bright and flexible room with sloping ceilings and two Velux-style windows, ideal for use as a home office, hobby room or additional living space.

BEDROOM THREE – 3.50m x 4.46m (11'6" x 14'8")

A similarly sized second room, also featuring sloping ceilings, radiator, and two Velux-style windows, offering further versatile accommodation.

OUTSIDE

To the front, the property boasts an attractively paved driveway providing ample off-road parking for multiple vehicles (up to seven), along with access to a single attached garage with electric door, power and lighting.



To the rear, a gated pathway leads to a private, low-maintenance garden designed for easy enjoyment. This includes a generous paved terrace, artificial lawn, and steps leading down to a decked seating area. A timber summer house adds the perfect finishing touch, ideal for relaxing or entertaining.

Thoughtfully laid out, the property features a bright and welcoming lounge, alongside a stylish and well-equipped dining kitchen with French doors opening onto the rear garden—perfect for both everyday living and entertaining.

The principal bedroom benefiting from fitted wardrobes and a modern en-suite, in addition to a contemporary family bathroom, there is also a home office or additional ground floor bedroom to suite your needs/ Head up to the first floor you will find two additional bedrooms for hobby spaces or guest accommodation.

Externally, the property continues to impress with generous off-road parking, an attached garage, and a private, low-maintenance rear garden complete with terrace, decking and a summer house—creating a perfect space to relax or entertain.

A fantastic opportunity to acquire a spacious and adaptable home in a desirable setting—early viewing is highly recommended.

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ADDITIONAL INFORMATION

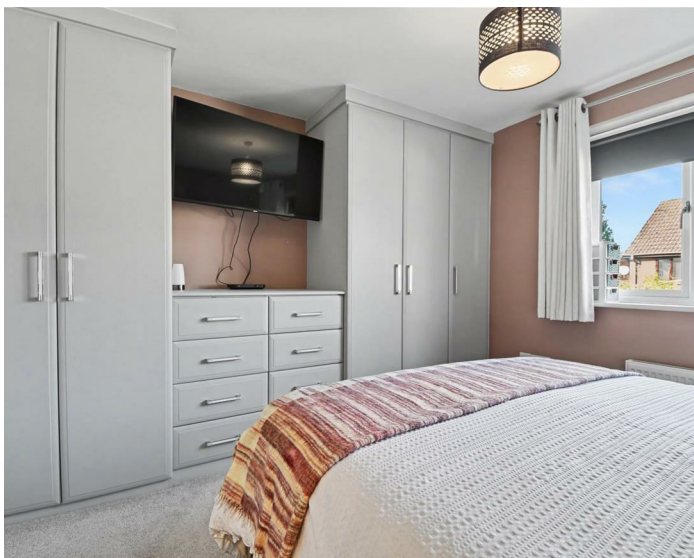
Local Authority –

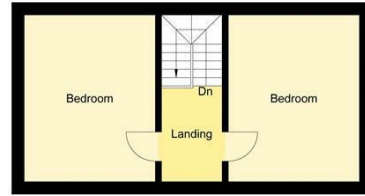
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1313.00 sq ft

Tenure – Freehold





First Floor



Ground Floor

Approximate Gross Internal Floor Area : 136.20 sq m / 1466.04 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very 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		
England & Wales	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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