



4 CHAMBERS COURT

BRIGG, DN20 0DN

£465,000
FREEHOLD

Tucked away at the end of a quiet private cul-de-sac, this beautifully presented property offers the perfect blend of modern upgrades, versatile living space, and impressive kerb appeal. The smart rendered frontage, ample off-street parking, and double garage immediately set the tone for what lies within.



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DESCRIPTION

Welcome to Chambers Court, Broughton – a stunning detached family home in a charming village setting.

Step inside the spacious reception hallway and you're greeted by a formal, dual-aspect living room – the ideal place to relax or entertain. The true heart of the home is the open-plan kitchen diner, which seamlessly flows into the bright sunroom, complete with French doors opening onto the generous rear garden. A separate utility room, WC cloakroom, and internal access to the double garage (with twin electric roller shutter doors) complete the ground floor.

Upstairs, the master suite boasts a walk-in wardrobe and a modern ensuite shower room. Three further double bedrooms are served by a stylish family bathroom featuring a walk-in shower.

This property also comes with a unique bonus – timber gates lead to a fully purpose-built separate garage facility. Currently used as a versatile outbuilding with ceiling lantern, power, and lighting, it offers endless possibilities as a home office, studio, gym, or playroom.

The garden is fully enclosed and laid to lawn, with a timber shed to the rear, creating a safe and private outdoor space for the whole family to enjoy.

Finished to an exceptional standard throughout, this turnkey property is ready for its next owners to simply move in and enjoy.

ENTRANCE HALLWAY

Accessed through a composite door with oak and glass stairs to the first floor.

LIVING ROOM

With a uPVC double glazed window to front and side aspect.

DOWNSTAIRS WC

With a WC and hand wash basin.

KITCHEN/DINER

With a uPVC double glazed window to rear aspect, range of high gloss wall and base units with quartz worktops, composite one and a half drainer, integrated dishwasher, eye level oven and oven/grill, induction hob with extractor fan, space for an American style fridge/freezer and space for a six seater dining table.

SUN ROOM

With uPVC double glazed French door to rear aspect, uPVC double glazed windows to side aspects.

UTILITY

With a uPVC double glazed door to rear aspect, composite one and a half drainer sink, space and plumbing for a washing machine and dryer with base units.

FIRST FLOOR LANDING

Up half spiral staircase with uPVC double glazed window to front aspect, radiator and storage cupboard.

MASTER BEDROOM

With uPVC double glazed window to rear aspect and a radiator.

MASTER DRESSING ROOM

With rails and shelves.

MASTER EN-SUITE

With an opaque uPVC double glazed window to side aspect, WC, walk in shower, hand wash basin and a chrome towel heater.

BEDROOM TWO

With uPVC double glazed window, radiator and door into:-

FAMILY BATHROOM

With an opaque uPVC double glazed window to rear aspect, WC, walk in shower, vanity housed hand wash basin and a chrome towel heater.

BEDROOM THREE

With a uPVC double glazed window to front aspect and a radiator.

BEDROOM FOUR

With a uPVC double glazed window to front aspect and a radiator.

GARAGE

With electric door and housing boiler.

GARDEN POD

With uPVC double glazed windows to side and doors to front with panelling and power.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Total area: approx. 172.4 sq. metres (1855.6 sq. feet)



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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