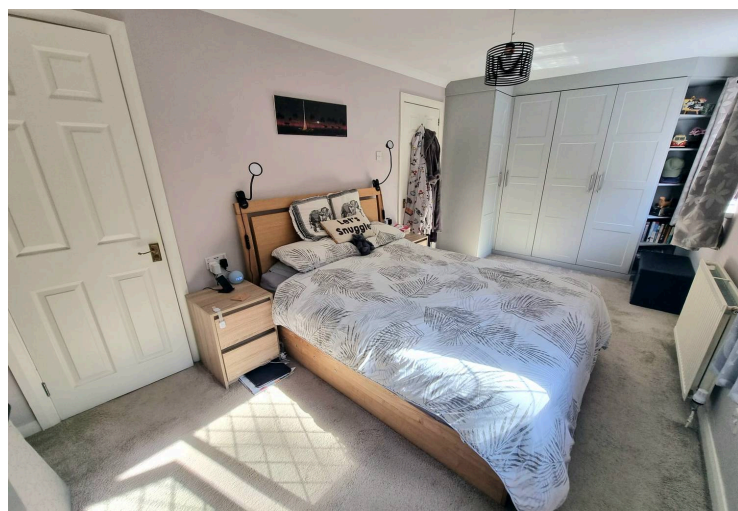




23 Lark Rise, Brackla

£310,000 Freehold

Impressive 3-bed detached home with 2 receptions, modern kitchen, utility, en-suite, garage, driveway, enclosed garden, patio, and great access to schools, amenities, and M4. Early viewing advised.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

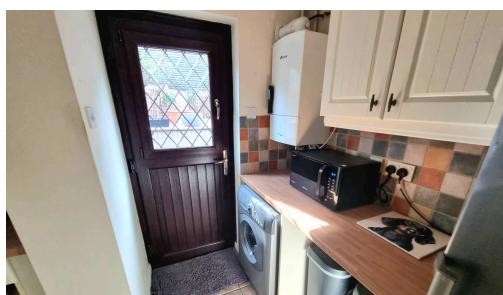
DanielMatthew
ESTATE AGENTS



Impressive 3-bed detached home with 2 receptions, modern kitchen, utility, en-suite, garage, driveway, enclosed garden, patio, and great access to schools, amenities, and M4. Early viewing advised.



- Originally Four Bedrooms Now A Three Bedroom Property
- Detached Family Home
- Two Reception Rooms
- Cloakroom, Family Bathroom, En-Suite To Primary Bedroom
- Kitchen Leading Into Utility Room
- Spacious Lounge, Ideal For Relaxing/Entertaining
- Driveway & Single Garage
- Walking Distance To Local Schools & Amenities, Easy Access To M4 Corridor
- Great Transport Links



Porch

Enter via UPVC double glazed obscured door into porch area, brick walls, tiled flooring, housing gas and electric meter, UPVC double glazed obscured door with side panel, step leading up to hallway.

Hallway

Plastered ceiling with coving, plastered walls, laminate flooring, storage cupboard, radiator, staircase leading to first floor, doors leading into;-

Cloakroom/WC

5' 3" x 2' 10" (1.61m x 0.86m)

UPVC double glazed window to side aspect, plastered ceiling with spot lights, partially plastered and tiled walls, tiled flooring, two piece suite comprising low level WC, and corner pedestal wash hand basin, chrome heated towel rail.

Lounge

19' 3" x 11' 1" (5.86m x 3.37m)

Three UPVC double glazed windows to front and side aspect, plastered ceiling with coving, plastered walls, laminate flooring, three radiators, log burner, a spacious room ideal for relaxing evenings or entertaining guests.

Reception Room Two

13' 1" x 8' 11" (3.99m x 2.72m)

UPVC double glazed French doors leading to rear garden, plastered ceiling with coving, plastered walls, laminate flooring, radiator, understairs storage cupboard. A versatile room offering home office, dining room, playroom.

Kitchen

9' 9" x 8' 6" (2.98m x 2.59m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, tiled flooring, tiled splashback, a range of matching wall and base units with complimentary work surfaces, composite sink with drainer and mixer tap, Range cooker to remain offering a five ring gas burner and extractor hood, plumbing for dishwasher, radiator, plenty of ample storage, breakfast bar, opening into utility room.

Utility Room

7' 6" x 4' 9" (2.28m x 1.45m)

UPVC double glazed door leading to rear garden, plastered ceiling, plastered walls, tiled splashback, tiled flooring, complimentary work surfaces, plumbing for washing machine, space for tumble dryer and fridge/freezer, radiator, wall mounted boiler.

Landing

UPVC double glazed window to side aspect, plastered ceiling with loft access, plastered walls, fitted carpet, airing cupboard, doors leading into;-

Bedroom One

16' 11" x 9' 1" (5.15m x 2.78m)

Two UPVC double glazed windows to rear aspect, plastered ceiling with coving, plastered walls, fitted carpet, radiator, built in fitted wardrobes, door leading into en-suite.

En-Suite

UPVC double glazed obscured window to side aspect, plastered ceiling with spot lights and coving, tiled walls, tiled flooring, three piece suite comprising low level WC and floating wash hand basin inset into vanity unit offering storage, corner shower cubicle with mains overhead shower, chrome heated towel rail.

Bedroom Two

11' 2" x 9' 4" (3.41m x 2.85m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

Bedroom Three

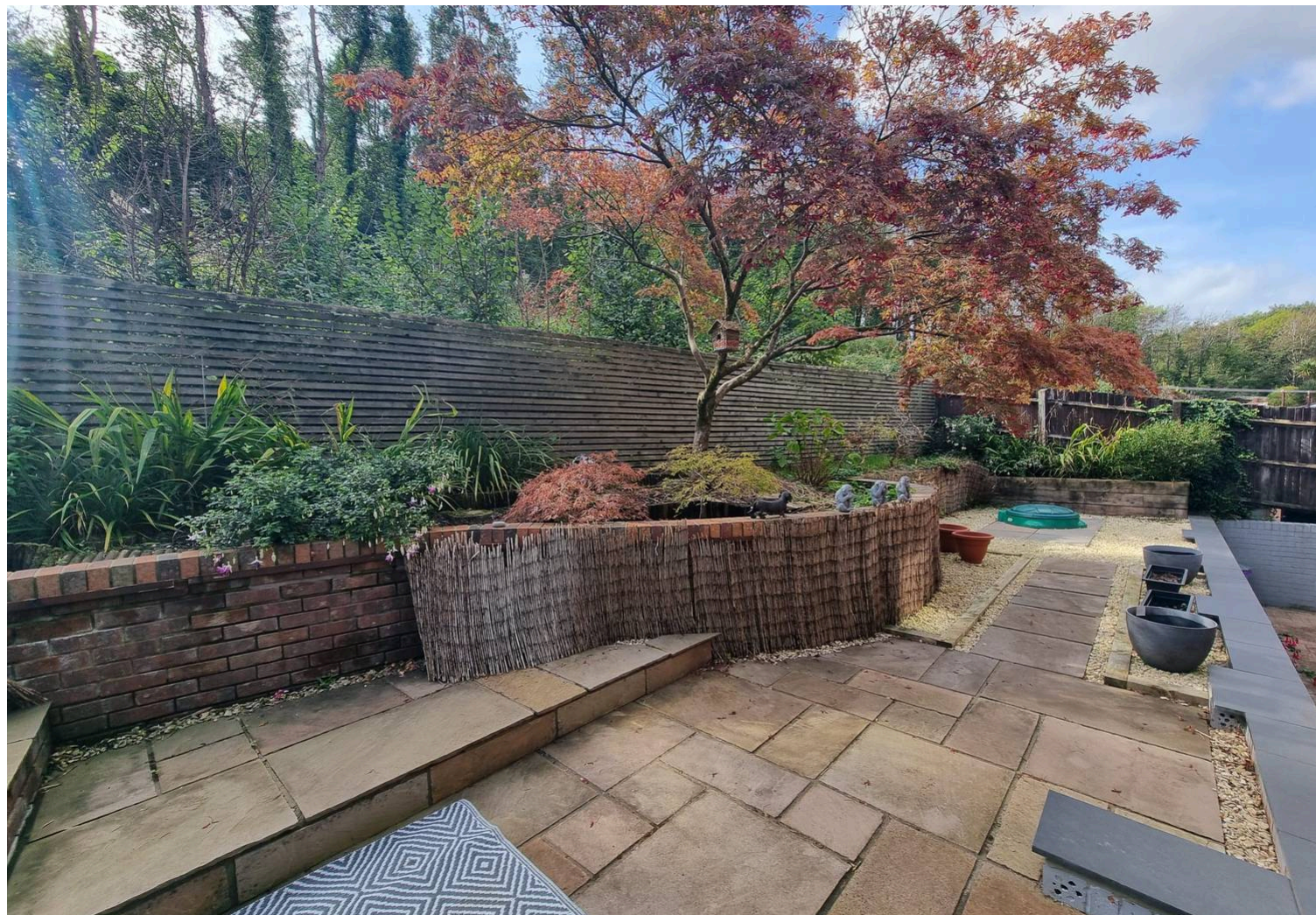
9' 7" x 5' 11" (2.92m x 1.80m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

Family Bathroom

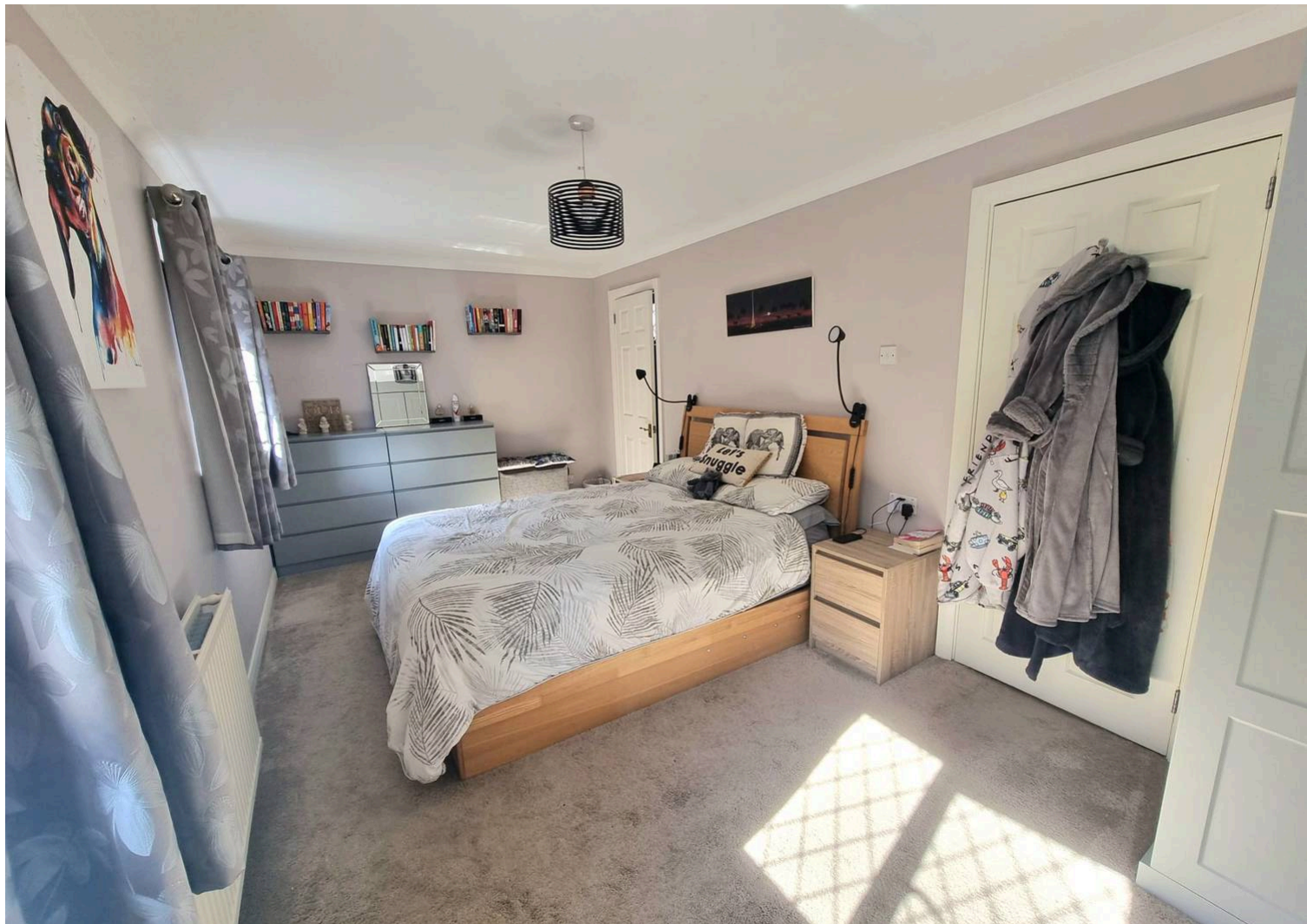
6' 3" x 5' 11" (1.91m x 1.80m)

UPVC double glazed obscured window to side aspect, plastered ceiling with spot lights and coving, tiled walls, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and mains overhead shower, chrome heated towel rail.

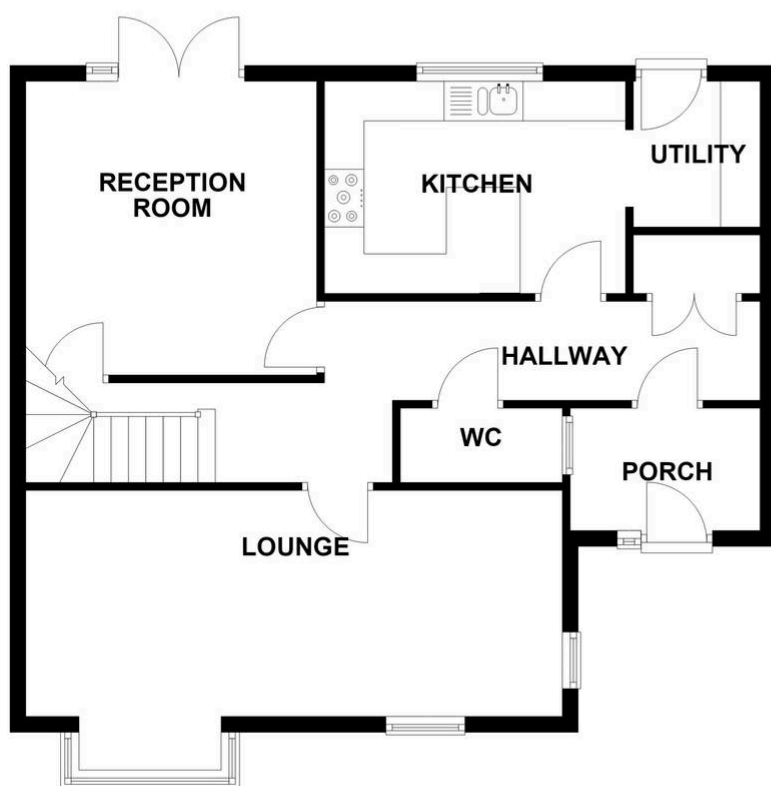


GARDEN

Rear - A beautiful south facing rear garden, which benefits from not being overlooked, with woodlands located behind, comprises Brick and fenced boundaries, patio area as you enter the garden, elevated rear garden, steps leading up to a further patio area, flower bed with beautiful shrubs/trees. Side gate access to front of property.



GROUND FLOOR



FIRST FLOOR

