



Broom Close Farm Birkinstyle Lane  
Shirland Alferton



## Property Description

A rare opportunity to purchase this beautiful barn conversion finished to a high standard and offering versatile family accommodation with character and charm. Only by an internal inspection will this property be appreciated. The property has a reception kitchen with oak style units and some integrated appliances, utility room and cloakroom. The impressive Dining Hall has Oak style parquet flooring leading to the fabulous Lounge which has floor to ceiling brick fireplace with wood burning stove, ideal for cosy evenings. To the first floor are three bedrooms all with views of the front elevation overlooking the garden. To complete the first floor accommodation is the the family bathroom which has three piece suite. Externally, the property is set within generous grounds, the front being laid lawn with ornamental planting and a double driveway provides vehicle standing space leading to the detached double garage. The rear garden has a cottage style feel with ornamental planting. Being ideally located for access to the town centre this property is ideally suited for both families and professionals.

## Ground Floor

### Reception Breakfast Kitchen

Being a particular feature of the home this reception breakfast kitchen has oak cottage style wall units with shelving, base units with wine rack and complementary granite work surfaces over incorporating a twin Belfast style sink with mixer tap. Integrated fridge,

freezer and Leisure cooking range. Tile splash backs and flooring, double glazed window to the front.

### Utility Room

Wall and base units with work surfaces over incorporating a single drainer stainless steel sink unit. Gas heating boiler, plumbing for the automatic washing machine and tile splashbacks and floor.

### Cloakroom

Two piece suite comprising of low flush W/C and wash hand basin. Tiled splashbacks and floor and double glazed window to the rear.

### Dining Hall

Being a particular feature of this home the dining hall has complementary oak wooden parquet flooring and ceiling beam, radiator, stairs to first floor accommodation and window to the front.

### Lounge

Being a particular feature of this home this stunning lounge has floor to ceiling brick style fire surround with brick hearth incorporating a wood burning stove with wooden mantle, ideal for cosy evenings. Central beam to the ceiling, two radiators, double glazed window to the rear and double doors open out to the front elevation.

## Rear Porch

Access to the rear garden and door to the cloakroom.

## First Floor

## Landing

Radiator, access to all first floor rooms, radiator and velux window provides natural lighting into the area.

## Bedroom One

Dual aspect bedroom having a double glazed window to the side and two windows overlooking the front. This master bedroom has fitted wardrobes providing shelving and hanging space, dressing table and radiator.

## Bedroom Two

Double glazed window to the front, radiator and velux window. A range of fitted wardrobes provide shelving and hanging space.

## Bedroom Three

Dual aspect bedroom with double glazed window to the front, velux window and radiator.

## Family Bathroom

Three piece suite comprising of panel bath, pedestal wash hand basin and low flush

W/C. Complementary tiling to the walls and floor, radiator and double glazed velux window.

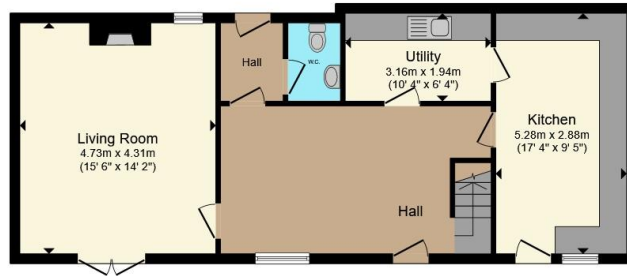
## Outside

Externally, the property is set within generous grounds, having kerb appeal, the front of the property has a double block paved driveway providing vehicle standing space for a number of cars. The driveway in turn leads to the detached double garage which has up and over door, power and lighting. The remainder of the front garden has a cottage style feel being mainly laid to lawn with floral borders and ornamental planting. The enclosed private rear garden has an abundance of trees and shrubs and is pebbled for easy maintenance with outside lighting.

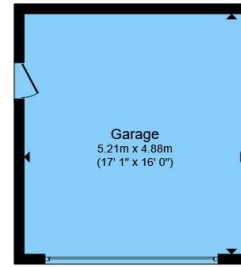








**Ground Floor**



**Garage**



**First Floor**

Total floor area 165.8 m<sup>2</sup> (1,784 sq.ft.) approx

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Tenure: Freehold



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