

26 Maple Drive, Brackla

£275,000 Freehold

A very well presented three bedroom detached family home • Fully renovated within the last decade • Situated on a generous corner plot offering front, side and rear gardens • Desirable bow bay window to main reception room • Bright and spacious open plan kitchen/diner • Useful ground floor cloakroom/utility room • Two large double bedrooms, one with built in wardrobe storage • Contemporary four piece bathroom • New upgraded gas boiler (six months old) • Ample driveway off road parking and detached single garage with separate pedestrian access from the garden

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ESTATE AGENTS



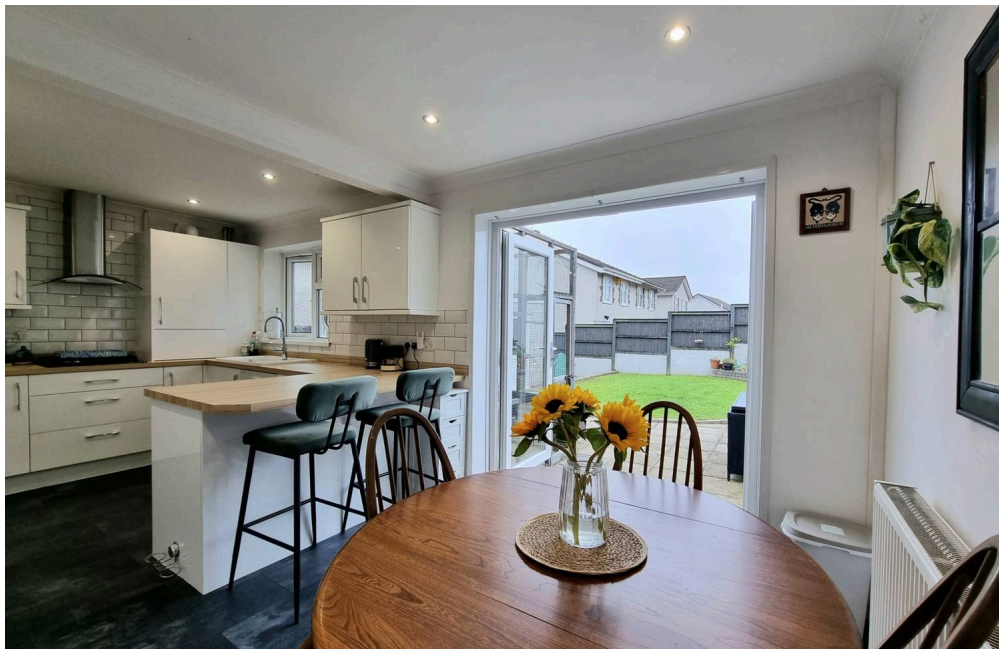
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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

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Hallway

7' 9" x 3' 4" (2.37m x 1.02m)

The property is entered via a half obscure glazed UPVC double glazed door, flanked by a matching window into the hallway, with a fixed staircase to the left hand side, open recessed under stair space and LVT Herringbone effect flooring. A doorway to the right hand side gives access into the lounge.

Lounge

15' 0" x 11' 7" (4.56m x 3.54m)

The light and airy lounge features a continuation of the LVT Herringbone effect flooring as the hallway and further benefits from a bow bay UPVC double glazed window to the front and a focal feature electric fireplace to one wall. A door to the rear of the room gives access to the kitchen/diner.

Kitchen/Diner

10' 0" x 18' 2" (3.04m x 5.54m)

The bright and spacious open plan kitchen/diner features slate tile effect laminate flooring, UPVC double glazed patio doors to the rear, with a further UPVC double glazed window positioned above the sink unit and a side pedestrian door leading to the driveway. The kitchen has been fitted with a matching range of contemporary white base and wall mounted units, with a complimenting wood effect laminated worksurface. Natural division of the open place space is provided by a breakfast bar unit and the kitchen benefits from an integrated dishwasher, option to install and under counter fridge, integrated eye level oven/grill and a white ceramic sink unit. A doorway leading off the kitchen gives access to the cloakroom/utility.



WC/Utility

4' 11" x 6' 0" (1.51m x 1.83m)

The useful WC/Utility room features a continuation of the slate tile effect laminate flooring and has been fitted with a modern white two piece suite comprising; low level WC and a vanity wash hand basin. Fitted wall mounted units matching those of the kitchen are positioned above a matching work surface, with space and plumbing for white goods and the room further benefits from an obscure UPVC double glazed window to the side.

Landing

The staircase and landing are fitted with carpet flooring and the landing benefits from a side UPVC double glazed window. The landing gives access to all three bedrooms and bathroom.

Bedroom One

12' 11" x 10' 3" (3.93m x 3.12m)

The spacious double bedroom features a large UPVC double glazed window to the front aspect and fitted carpet flooring.

Bedroom Two

10' 8" x 9' 3" (3.25m x 2.81m)

The second generous double bedroom features a UPVC double glazed window to the rear aspect, fitted carpet flooring and built in double wardrobes.

Bedroom Three

9' 5" x 7' 7" (2.88m x 2.30m)

A well proportioned single bedroom featuring a UPVC double glazed window to the front and fitted carpet flooring.



Bathroom

7' 3" x 6' 6" (2.21m x 1.99m)

The contemporary bathroom has been fitted with a white four piece suite comprising; panel bath, low level WC, pedestal wash hand and single corner shower cubicle, with glazed enclosure and a rainfall shower fitted. The room benefits from tiled flooring, tiled wall splashbacks to wet areas, a wall mounted heated towel rail and an obscure UPVC double glazed window.

Front Garden

The property is positioned on a generous corner plot, providing front and side lawned gardens, with access to the enclosed rear garden from either side of the property.

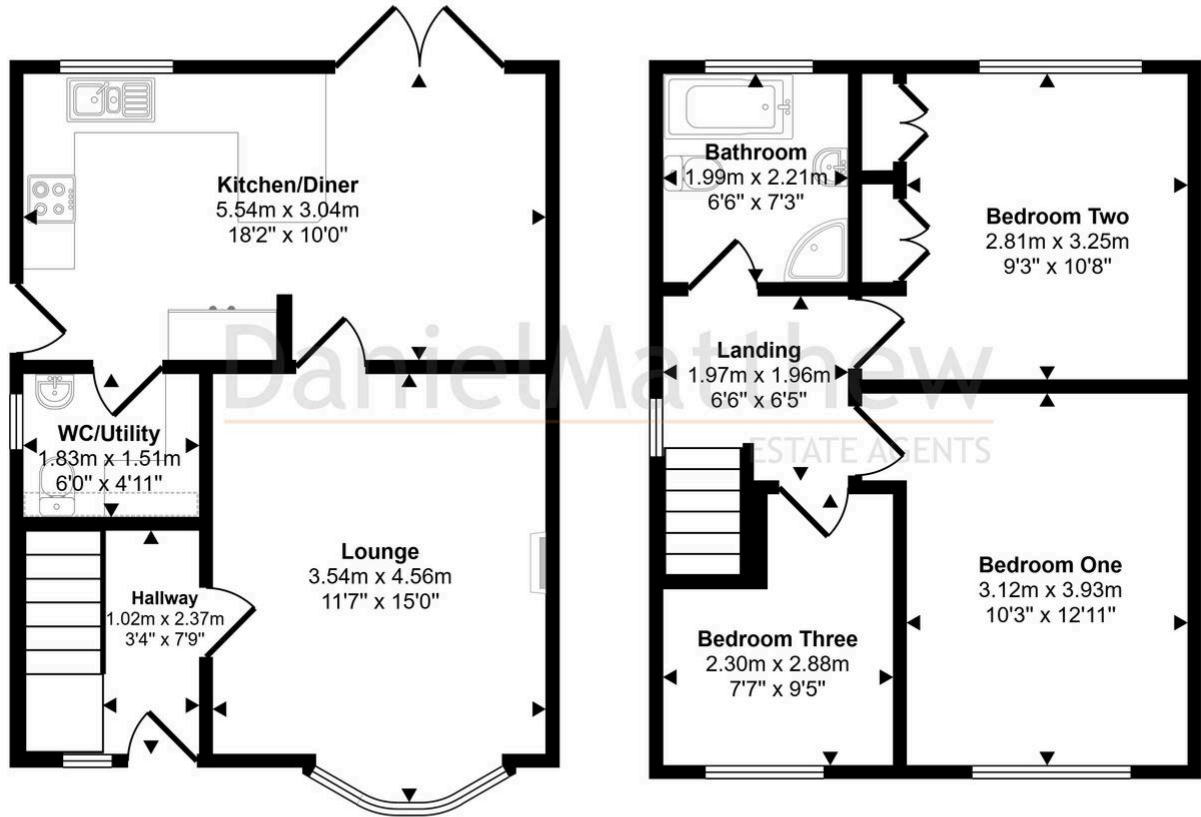
Garden

The large enclosed rear garden is mainly laid to lawn, with mature shrub and plant borders to one side and the rear. There is an expansive paved patio area, which continues along the side of the lawn towards the pedestrian door for the garage. A self constructed Catio provides a safe haven for indoor cats or small pets to enjoy the outdoor safely. This can be dismantled if not required. There are two wood gates to each side of the property giving access to the front.






Approx Gross Internal Area
81 sq m / 877 sq ft



Ground Floor
Approx 41 sq m / 440 sq ft

First Floor
Approx 41 sq m / 437 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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