



Brook Close, Northleach

Guide Price £375,000



No onward chain. Situated at the end of a quiet cul-de-sac in Northleach, this three bedroom detached house, presents a great opportunity for investors or families looking to settle in a market town with easy access to the Cotswold countryside beyond.

The property is approached via a covered canopy, leading into a entrance hall with access to the first floor accommodation and a useful downstairs cloakroom. Through the entrance hall, you are welcomed into the spacious sitting room, with electric fireplace, and sliding patio doors continuing through to the rear of the property a bright conservatory, which provides an additional reception area and enjoys views and access towards the garden, making it a versatile space for relaxing or entertaining.

Through the living room to the right is the kitchen, fitted with a range of wall and base units and providing space for the necessary appliances, and additional access to the rear garden. The ground floor further benefits from a versatile snug room off the living room, which could be used as a home office or children's play room.

Upstairs there are three bedrooms, two double and one single. The well proportioned principal bedroom benefits from built-in storage, while the second bedroom also offers generous proportions. A further bedroom provides an ideal single bedroom, nursery or home office. The first floor is completed by a family bathroom, with walk-in shower.

Outside, the property benefits from a garage, providing useful storage and parking, together with the private rear garden, with mature shrubbery, lawn and patio areas.

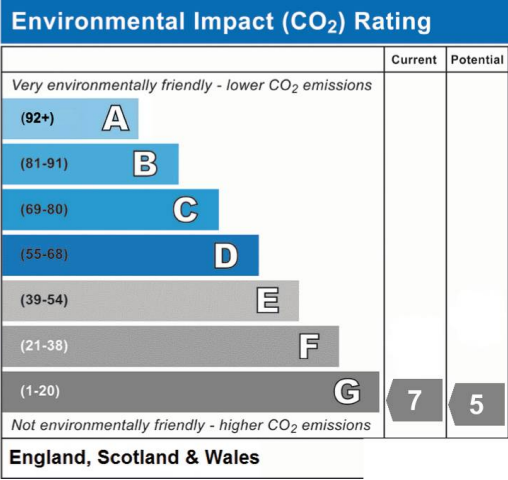
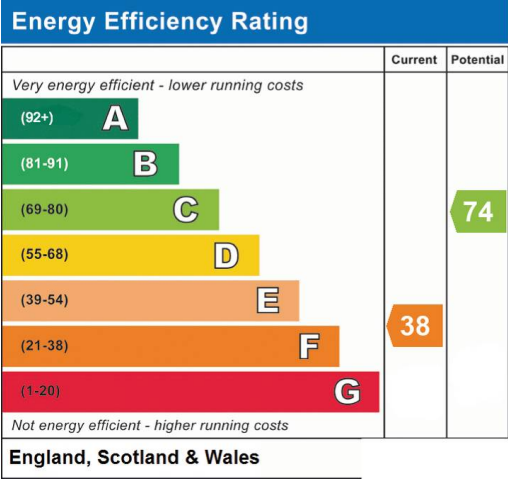
The property is electric central heating.

Council Tax Band: D

Tenure: We believe the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.



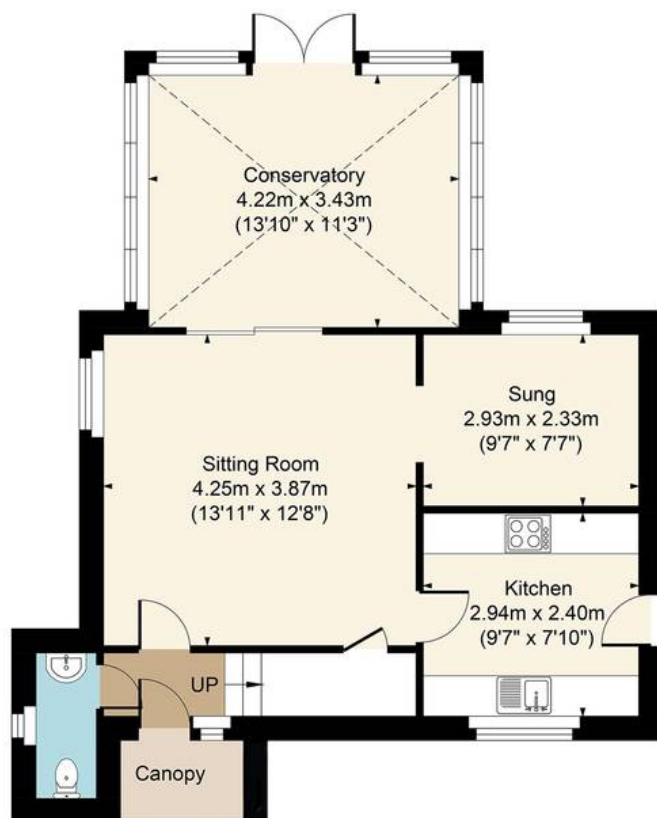




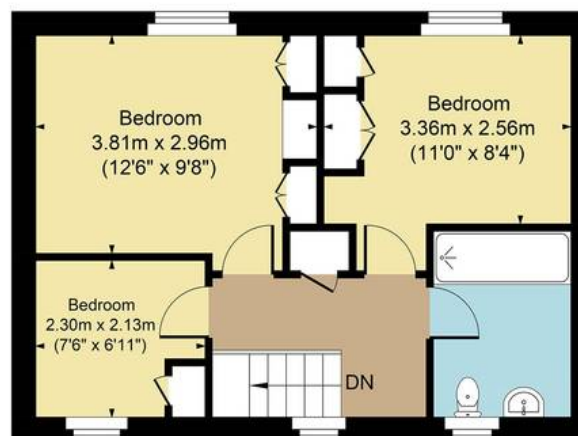
Main House Approx. Gross Internal Area:- 92.17 sq.m. 992 sq.ft.

Garage Approx. Gross Area:- 13.64 sq.m. 147 sq.ft.

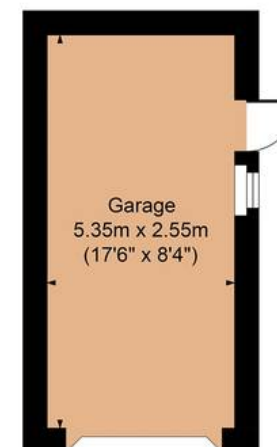
Total Approx. Gross Area:- 105.81 sq.m. 1139 sq.ft.



Ground Floor



First Floor



Garage

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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