

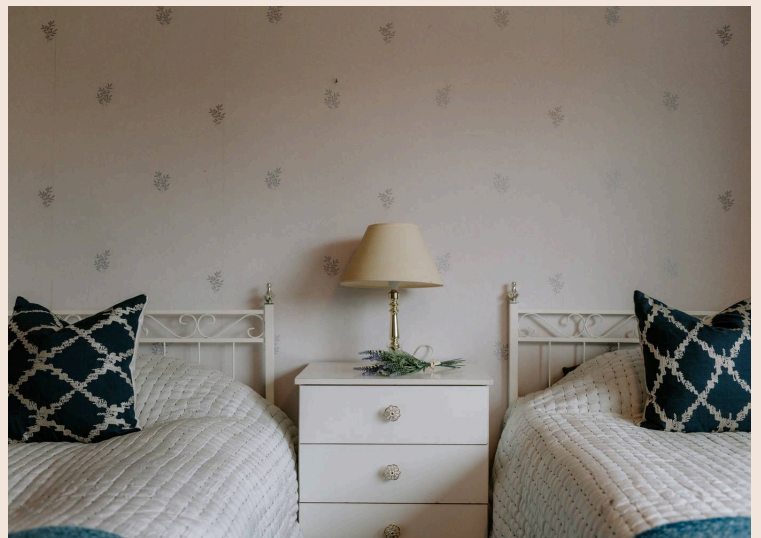
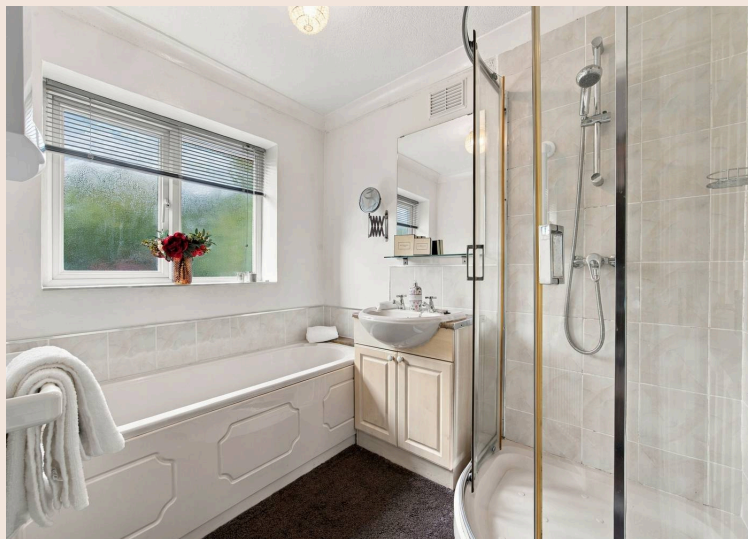


Brabyns Road, Gee Cross

Freehold

Private and sought after quiet residential location • Off-road parking for multiple cars • Garage • Open plan living and dining area • Additional sitting room • Spacious kitchen and utility area • Three double bedrooms • Family bathroom with shower and separate bath • Spacious South facing private garden with mature trees and shrubs. • Patio area for alfresco dining





A Much-Loved Family Home with Fabulous Potential

This three double bedroom semi-detached home has given one family years of happy memories and is now ready for its next chapter. Well-loved and full of character, it offers generous proportions and exciting potential for a new family to make it their own.

The ground floor offers bright, generous and flexible living space. Two welcoming reception rooms are filled with natural light from large windows, making them ideal as a relaxed family sitting room alongside a playroom, home office or quieter snug.

The living room is anchored by a classic stone fireplace, while the open-plan living and dining area opens onto the garden through a glazed door, creating a natural flow between inside and out.

The spacious kitchen and utility area provide a practical, well-planned heart to the home, with excellent scope to personalise.

There is room to imagine a generous family kitchen of your dreams: a big island, a breakfast nook, plenty of counter space and a separate utility that keeps everyday laundry neatly out of sight.

Upstairs, three double bedrooms offer the kind of space families are always searching for. Each is generously proportioned, with room for wardrobes and a cosy reading nook, dressing table or desk by the window for homework or daydreaming. Comfortable and full of possibility, they are ready for a new family to fill them with life, laughter and the little touches that make a bedroom feel like theirs.

The family bathroom is bright and well proportioned, with a separate shower and bath, a generous vanity and a large window bringing in lovely natural light. Its practical layout works well for family life and offers scope to be updated to your taste.

Step outside and you'll see why this home has been so loved. The generous, south-facing rear garden is beautifully established, with a well-kept lawn, mature trees and planting, plus patio areas made for summer suppers and relaxed outside dining. With nothing overlooking the rear of the garden, it feels wonderfully private: a ready-made playground for children and a peaceful retreat for the grown-ups.

At the front, a lawn, mature shrubs and a paved driveway make a welcoming first impression. Parking is well provided for with an integral garage, a car port and ample driveway space for off-road parking.

Homes like this don't come along often. With generous proportions, a mature south-facing garden and a peaceful private setting this is a well loved home with huge potential. It offers a wonderful opportunity for a new owner to bring their own ideas, shape the space to suit their lifestyle and create a home that feels entirely their own.

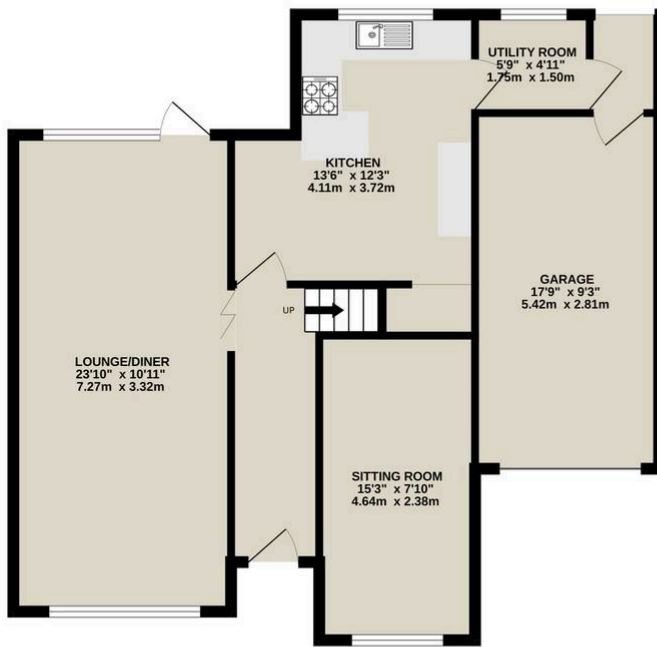
Council Tax band: D

Tenure: Freehold

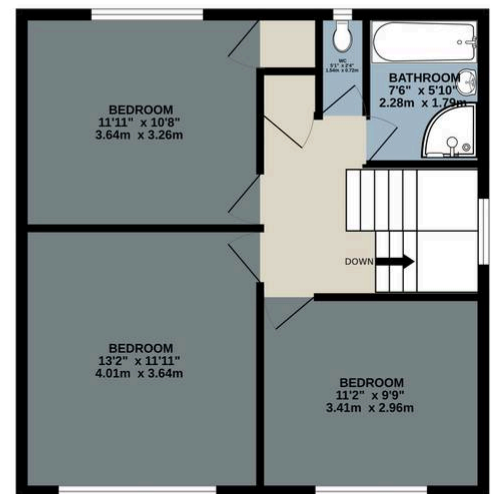
EPC Energy Efficiency Rating: C



GROUND FLOOR
814 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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