



40 Cransley Hill
Broughton, NN14 1NB



Simpson & Partners

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Located in the sought-after village of Broughton, this beautifully presented extended four bedroom detached home sits gracefully on a generous corner plot, offering both charm and practicality. The property enjoys an enviable location within easy walking distance of Broughton Primary School and various local amenities, making it ideal for families seeking convenience and community.

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About the Property

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The home benefits from modern comfort features including UPVC double glazing and gas radiator heating. Upon entering through the welcoming entrance hall, you'll discover a thoughtfully designed layout that flows seamlessly from room to room. The bay fronted sitting room creates an elegant focal point with its attractive feature fireplace, while the dining room, enhanced by a cosy log burner, opens gracefully into the kitchen and study/playroom areas, perfect for modern family living.

The heart of the home showcases a bespoke fitted kitchen featuring built-in and integrated appliances complemented by luxurious quartz work surfaces. Practical additions include a convenient rear porch and a well appointed utility room combined with a downstairs WC. Ascending to the first floor reveals four comfortable bedrooms, with the master bedroom featuring an attractive bay window and fitted wardrobes for optimal storage. The family bathroom impresses with its three-piece suite and elegant roll-top bath.

The property's outdoor spaces are equally impressive, with well-maintained gardens gracing both front and rear aspects, the rear garden benefits from artificial grass. Practical parking solutions include off-road parking to the rear and a garage. This exceptional home truly requires an internal viewing to fully appreciate its stunning presentation and thoughtful design throughout.

Council Tax Band C - Energy Rating D/60

Price £365,000



Entrance Hall:

Sitting Room:

Kitchen/Dining Room:

Study/Play Room:

Rear Porch:

Utility Room/Downstairs WC:

First Floor Landing:

Bedroom 1:

Bedroom 2:

Bedroom 3:

Bedroom 4:

Bathroom:

Outside:

Front Garden:

Rear Garden:

Garage:







Low maintenance rear garden.





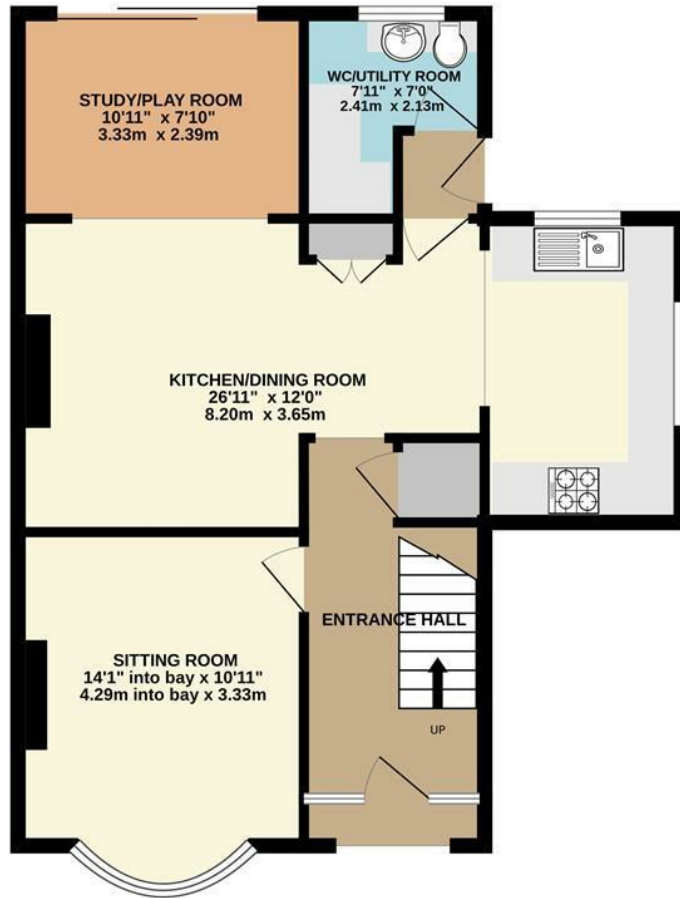


Energy Efficiency Rating

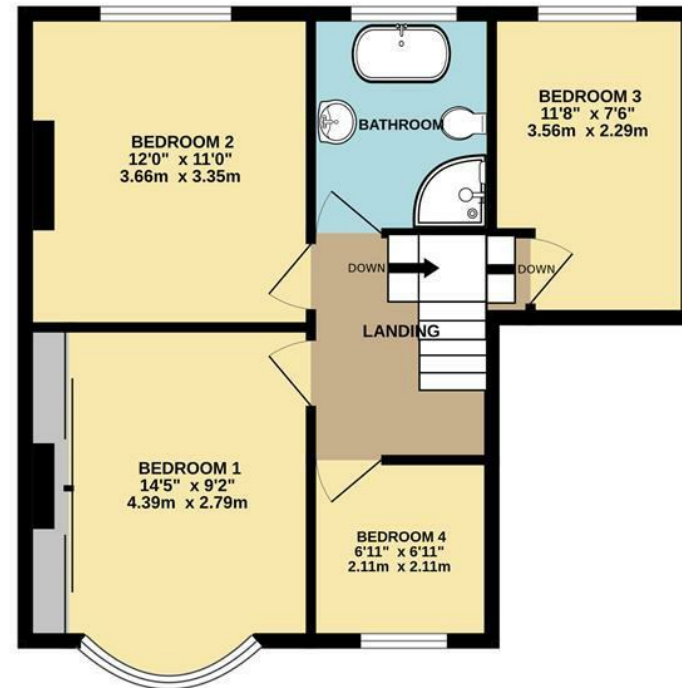
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



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