



82 Bramble Tye, Noak Bridge - SS15 5GS

Offers Over £465,000 Freehold

This immaculately presented four bedroom family home is situated in the heart of a sought-after village location, just a short stroll from the local one form entry primary school. Designed with modern family living in mind, the property boasts a spacious open plan kitchen and living area, complete with a stylish centre island, generous space for dining, and a comfortable seating zone - perfect for relaxing and entertaining. Oak flooring flows seamlessly throughout the ground floor, adding warmth and character to the interiors.

Council Tax band: D ~ EPC Energy Efficiency Rating: C



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Hallway

Lounge

15' 0" x 13' 0" (4.56m x 3.96m)

Kitchen/Family Room

21' 2" x 16' 2" (6.44m x 4.92m)

Landing

Principle Bedroom

19' 11" x 15' 7" (6.08m x 4.74m)

En-suite

Bedroom 2

12' 6" x 9' 6" (3.81m x 2.90m)

Bedroom 3

10' 8" x 9' 6" (3.24m x 2.90m)

Bedroom 4

8' 8" x 6' 3" (2.65m x 1.90m)

Bathroom

6' 1" x 6' 3" (1.86m x 1.90m)

Principle En-suite

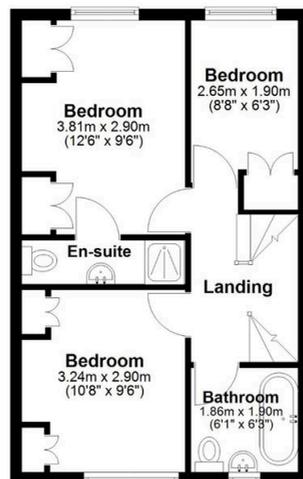


Ground Floor



APPROX INTERNAL FLOOR AREA 120 SQ M (1290 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate **NOT** to be used for valuation purposes
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First Floor



Second Floor

