



# 1 WILLOW GROVE

BRIGG, DN20 9DA

**£285,000**  
**FREEHOLD**

A charming and highly sought-after area known for its peaceful, community-focused atmosphere. This substantial family home is perfectly positioned on a generous corner plot, offering ample space to the side and rear – ideal for a growing family to enjoy.



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## DESCRIPTION

Step inside and discover the versatility this home has to offer. From the entrance hallway, you're greeted by a spacious living room and a separate formal dining room, which could easily serve as a large double bedroom or home office. There's also a convenient ground floor shower room, an additional formal dining area there is a large, bright conservatory that opens out to the garden.

Upstairs, you'll find three generously sized double bedrooms, along with a fourth room perfect for use as a single bedroom, nursery, or dressing room. The master bedroom benefits from its own en-suite, while a large family bathroom serves the remaining rooms

Additional features include a garage, driveway, and fantastic potential to make this your forever home. Don't miss your chance to put your own stamp on this flexible, spacious property in a prime location.

## ENTRANCE HALLWAY

Accessed through a uPVC decorative door with opaque uPVC double glazed window, stairs to first floor and a radiator.

## LIVING ROOM

With a uPVC double glazed window to front aspect, uPVC double glazed windows X 2 to side aspect, radiator, feature log burning stove on marble hearth.

## RECEPTION ROOM

With a uPVC double glazed window to front aspect and a radiator.

## DINING ROOM

With double doors into the conservatory and a radiator.

## CONSERVATORY

With uPVC double glazed windows to all sides and power.

## DOWNSTAIRS SHOWER ROOM

With an opaque uPVC double glazed window to side aspect, corner shower, WC, vanity housed hand wash basin, column radiator and storage cupboards.

## KITCHEN

With a uPVC double glazed window to rear aspect, range of base units with laminate worktops, sink, integrated dishwasher, Rangemaster style electric fan assisted oven with six gas ring burner and extractor fan, space for an American style fridge/freezer and a breakfast bar, radiator.

## UTILITY

With a window to rear aspect and a uPVC double glazed door, range of base units with laminate worktop, stainless steel sink, space for a washing machine and dryer.

## FIRST FLOOR LANDING

With a uPVC double glazed window to front aspect and a radiator.

## MASTER BEDROOM

With a uPVC double glazed window to front aspect, radiator and built in wardrobes/vanity and draws.

## MASTER EN-SUITE

With an opaque uPVC double glazed window to rear aspect, electric shower, WC, vanity housed hand wash basin and a chrome towel heater.

## BEDROOM TWO

With a uPVC double glazed window to rear aspect and a radiator.

## BEDROOM THREE

With a uPVC double glazed window to front aspect and a radiator.

## BEDROOM FOUR

With a uPVC double glazed window to front aspect and a radiator.

## **FAMILY BATHROOM**

With an opaque uPVC double glazed window, panelled bath with overhead electric shower, WC, vanity housed hand wash basin and a chrome towel heater.

## **EXTERNALLY**

The property is on a corner plot with a driveway providing off street parking leading to the garage, the garden is laid to lawn with mature hedging.

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## ADDITIONAL INFORMATION

**Local Authority –**

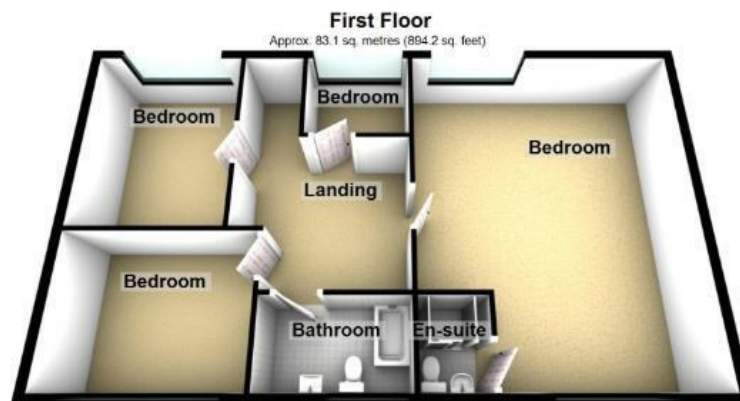
**Council Tax – Band D**

**Viewings – By Appointment Only**

**Floor Area – 1421.00 sq ft**

**Tenure – Freehold**





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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