



**2 EMMERY CLOSE**  
**BRIGG, DN20 0SN**

**£240,000**  
**FREEHOLD**

The property has been very well maintained throughout and offers spacious, well-proportioned accommodation ideal for modern family living.



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01724 642002

## 2 EMMERY CLOSE

### DESCRIPTION

Upon entering, you are welcomed by an entrance hallway which provides access to a convenient ground floor WC and leads through to a generous kitchen breakfast room, offering ample space for both everyday use and family dining.

The light and airy living room is modern and inviting, flowing seamlessly through an open squared archway into the dining room. From here, sliding patio doors open directly onto the rear garden, creating an excellent space for entertaining and indoor-outdoor living.

To the first floor, the property boasts three generously sized bedrooms. The master bedroom benefits from sliding fitted wardrobes and its own vanity dressing area, while the remaining two bedrooms are also well-proportioned and are served by a family bathroom.

Externally, the home enjoys a pleasant garden space and the advantages of its corner plot position. The location is ideal for families, offering a peaceful residential setting with excellent nearby walks, perfect for dog owners and children alike.

Overall, this is a lovely family home in a quiet location that combines space, comfort, and practicality — early viewing is highly recommended

### ENTRANCE HALLWAY

Accessed through a timber door, with stairs to the first floor leading into:-

### DOWNSTAIRS WC

With an opaque uPVC double glazed window to front aspect, WC, hand wash basin and a radiator.

### LIVING ROOM

With a uPVC double glazed window to front aspect, radiator and feature electric fire.

### DINING ROOM

With a sliding door to side aspect and a radiator.

### KITCHEN/BREAKFAST ROOM

With a uPVC double glazed window to front aspect, uPVC double glazed door and window to rear aspect, range of wall and base units with laminate worktops, stainless steel sink, space and plumbing for a washing machine, electric oven and hob with extractor fan, undercounter fridge and freezer, radiator, space for a table and understairs storage housing the boiler.

### FIRST FLOOR LANDING

With a uPVC double glazed window to rear aspect, loft hatch access and a radiator.

### MASTER BEDROOM DRESSING AREA

With access into the bedroom and a radiator.

### MASTER BEDROOM

With a uPVC double glazed window to rear aspect, radiator and loft hatch access.

### MASTER EN-SUITE

With an opaque uPVC double glazed window to side aspect, cubicle shower, hand wash basin and a chrome towel heater.

### BEDROOM TWO

With a uPVC double glazed window to front aspect, radiator and over stairs storage.

### BEDROOM THREE

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

### FAMILY BATHROOM

With an opaque window to rear aspect, panelled bath with overhead shower, WC, hand wash basin and a chrome towel heater.

### EXTERNALLY



The front of the property has mature shrubs, a paved pathway to the door and stepping stones, the driveway provides off street parking for two vehicles and leads to the detached garage. The rear garden is fully enclosed, laid with astro turf and has a paved patio area.

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### ADDITIONAL INFORMATION

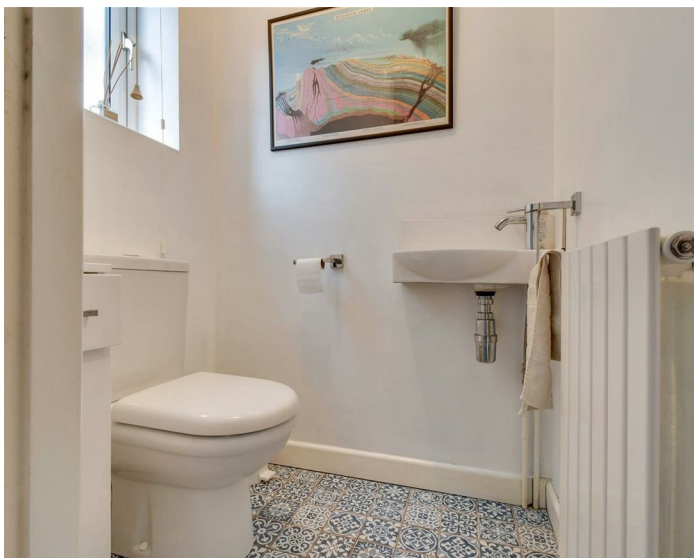
Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1292.00 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>			
(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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