






Birch Drive, Brantham,
£425,000

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GRACE ESTATE AGENTS are pleased to present this detached Four bedroom property located in the area of Brantham, Birch Drive presents an exceptional opportunity to acquire a delightful detached house, perfect for families or those seeking ample space. This well-appointed property boasts approximately an impressive 1,507 square feet of living space, thoughtfully designed to cater to modern living.

The residence features three inviting reception rooms, providing versatile areas for relaxation, entertainment, or family gatherings. The heart of the home is complemented by a well-equipped kitchen, ensuring that culinary enthusiasts will find joy in preparing meals. With four generously sized bedrooms, there is plenty of room for everyone to enjoy their own private sanctuary.

Outside, the property benefits from parking for two vehicles if the garage is used as a parking space, ensuring ease of access for residents and guests alike. The surrounding area of Brantham is known for its community spirit and accessibility to local amenities, making it an ideal location for families and professionals.

In summary, this detached house on Birch Drive is a wonderful opportunity to secure a spacious and versatile family home in a desirable location. With its ample living space, multiple reception areas, and Four generous Bedrooms, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

Entrance Hall

Access to the Cloakroom and Ground floor landing, One Radiator, Tiled style flooring, Panelled wall coverings

Cloakroom
3'3" x 5'7" (1 x 1.71)

Low level WC, Floor standing hand wash basin with mixer tap and storage underneath, Panelled wall coverings, Double glazed uPVC window front facing.

Sitting Room
12'3" x 14'0" (3.74 x 4.29)

One double glazed uPVC window front facing, Radiator, Fitted Log Burner and Tiled flooring around log burner

Kitchen
8'9" x 14'11" (2.67 x 4.56)

Tiled style flooring, built in Microwave, built in storage cupboard, Access to the Rear Garden and Dining room, Radiator, Built in Fridge, Built single Oven with hob over the top and built in extractor above and single bowl stainless steel sink with drainer and mixer tap.

Dining Room
11'4" x 15'0" (3.46 x 4.58)

Wood style flooring, Access to the Kitchen, Conservatory, stairs leading to First floor landing and Family room, Radiator and sliding doors to the conservatory.

Family Room
8'5" x 14'11" (2.57 x 4.57)

Access to the Utility room and Dining room, Radiator, Double glazed uPVC window rear facing.

Conservatory
10'9" x 10'9" (3.29 x 3.29)

Radiator, Access to the Dining room and Rear Garden, Lean To style roof.

Utility Room
5'1" x 8'6" (1.56 x 2.61)

Lean To style roof and Access to the Family room.





Family Bathroom

5'8" x 8'10" (1.74 x 2.7)

Walk in corner shower unit, with fitted shower and sliding shower screen, Towel Radiator, built in Low level WC, Single hand wash basin with mixer tap and built in storage below, tiled style Linoleum flooring, uPVC Double glazed window side facing, eye level wall mounted storage units and tiled splash back and shower splash guard.

Master Bedroom

10'4" x 12'2" (3.15 x 3.73)

Double glazed uPVC window front facing and Radiator.



Master Bedroom Ensuite

2'9" x 7'0" (0.85 x 2.15)

Wood style flooring, Hand wash basin with hot and cold taps, tiled splash back, walk in shower with shower screen, wall mounted electric shower, shower head attached to a riser rail and extractor fan.

Bedroom Two

9'10" x 9'3" (3.02 x 2.83)

Double glazed uPVC window front facing, Radiator.

Bedroom Three

11'10" x 8'11" (3.61 x 2.73)

Double glazed uPVC window rear facing, Radiator.

Bedroom Four

8'11" x 8'5" (2.74 x 2.57)

Double glazed uPVC window rear facing, Radiator.

First Floor Landing

Access to the Family Bathroom, Bedroom Three, Bedroom Four and Airing cupboard.

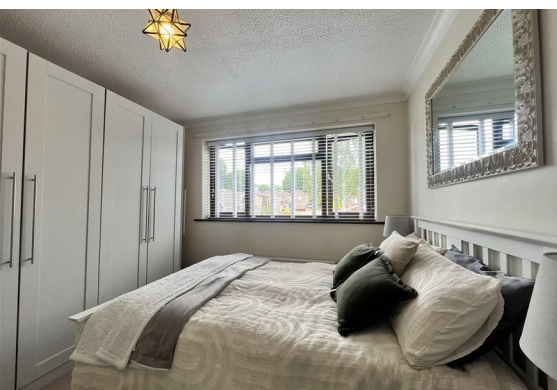
Rear Garden

Wooden decking area from the rear of the house leading to an artificial grass area, patio area from the rear of the property with steps down to the artificial grass area, side access to the front of the property, further wooden decking at the very rear of the property, access to a woodland area from the rear of the garden.

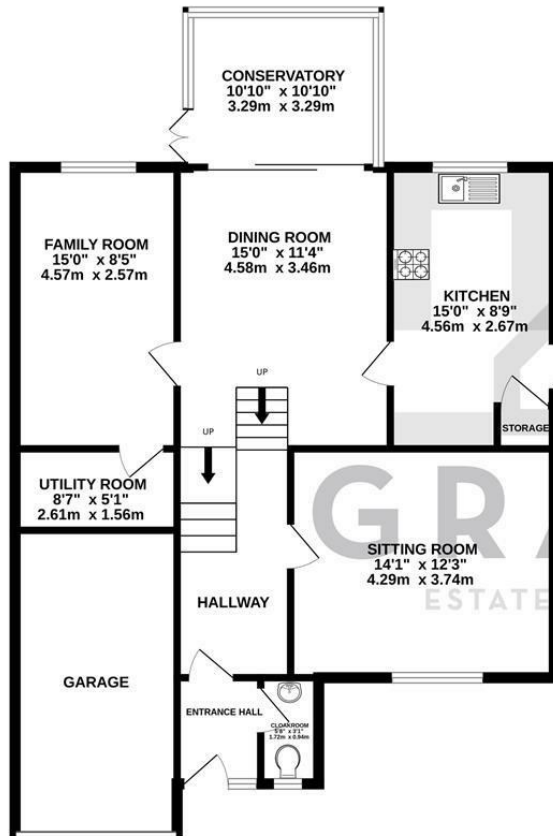
Studio

15'8" x 7'10" (4.8 x 2.4)

Timber frame studio, Felt flat roof, Double glazed double doors, almost finished just needs to be re wired and insulation needs to be added.



GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.

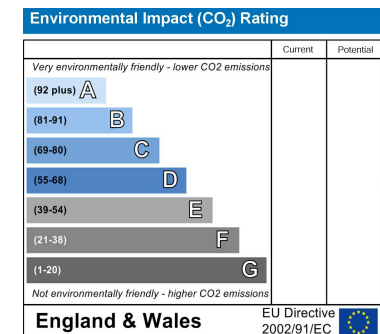
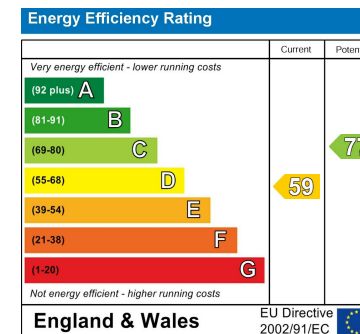
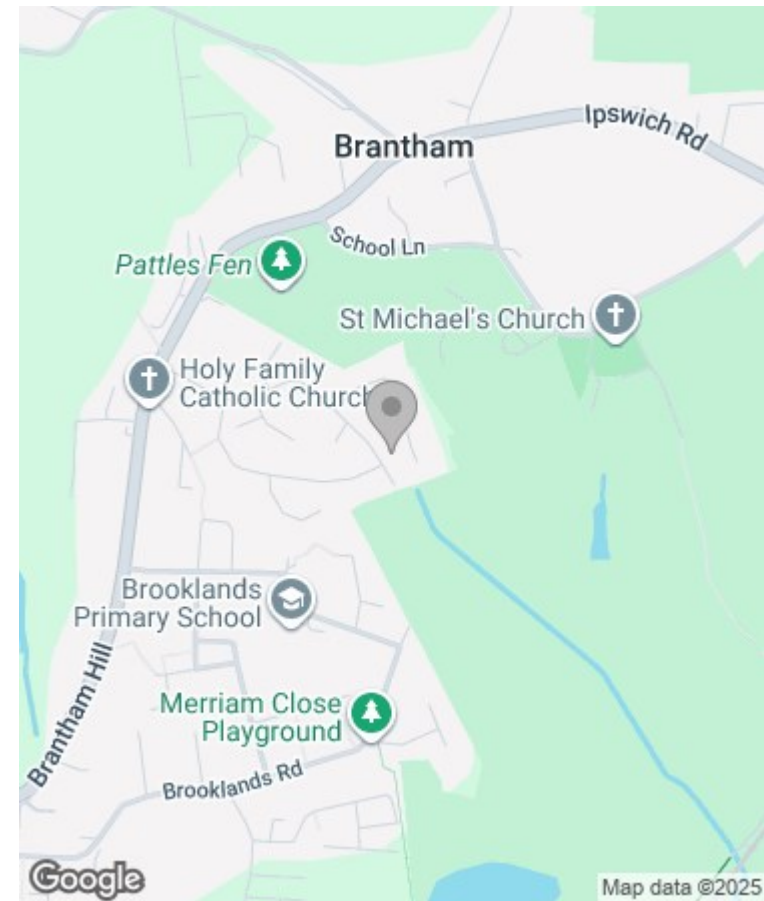


1ST FLOOR
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 1516 sq.ft. (140.8 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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