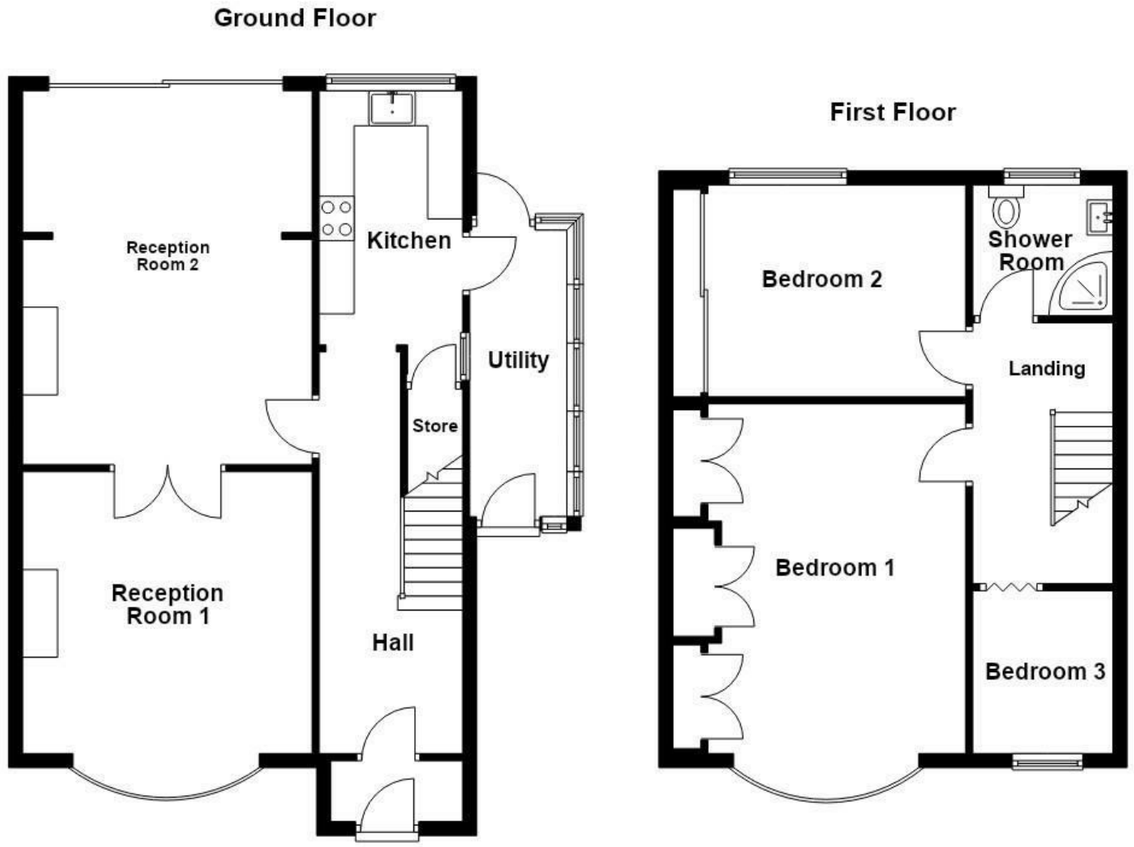
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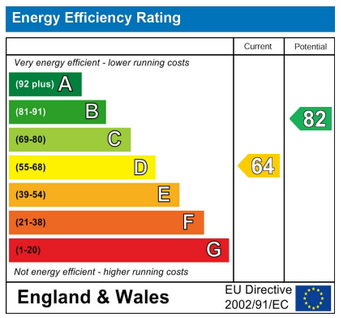












Kings Causeway, Brierfield, BB9 OEY

£325,000

EXQUISITE THREE BEDROOM SEMI DETACHED HOME SET ON A FANTASTIC PLOT

Presenting Kings Causeway, Brierfield, this impressive semi-detached home offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting bright hallway welcomes you into the home, leading to a stylish lounge complete with a cosy fire, perfect for those chilly evenings.
The lounge seamlessly opens into a spacious dining room, creating an ideal setting for entertaining guests or enjoying family meals. The modern kitchen, accompanied by a separate utility room, provides ample space for culinary adventures and everyday tasks.
Venturing to the first floor, you will find the bedrooms, each tastefully decorated, along with a contemporary shower room that adds a touch of luxury to your daily routine.
Outside, the property boasts a large garden, featuring a stunning pond that is perfect for children to play and explore. An outhouse adds versatility to the space, currently used as a games room but easily adaptable for a gym, playroom, or even an additional bedroom. The driveway accommodates multiple cars, ensuring convenience for you and your guests.
This home is ready to move into, offering a wonderful opportunity for those looking to settle in a friendly neighbourhood. With its modern amenities and charming features, this property is not to be missed.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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£325,000

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- Exceptional Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking and Detached Garage
- EPC Rating D
- Three Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Three Piece Shower Room
- Stunning Rear Garden
- Council Tax Band D

Ground Floor

Entrance Porch
5'5 x 2'10 (1.65m x 0.86m)

UPVC double glazed frosted front door, tiled flooring and door to hall.

Hall
14'4 x 5'11 (4.37m x 1.80m)

Central heating radiator, coving, herringbone wood effect flooring, under stairs storage, doors leading to reception room two, open to kitchen and stairs to first floor.

Reception Room Two
16'4 x 12'6 (4.98m x 3.81m)

Central heating radiator, coving, spotlights, herringbone wood effect flooring, double doors to reception room one and UPVC double glazed sliding door to rear.

Reception Room One
13'7 x 13'2 (4.14m x 4.01m)

UPVC double glazed bow window, central heating radiator, coving, television point, cast iron log burner with stone tiled hearth and wooden mantel and herringbone wood effect flooring.

Kitchen
13'2 x 6'9 (4.01m x 2.06m)

UPVC double glazed window, hardwood single glazed frosted window, upright central heating radiator, coving, range of panelled wall and base units with quartz effect work surfaces, ceramic butler sink with high spout spring mixer tap, integrated Hisense oven with four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, herringbone wood effect flooring, under stairs storage and hardwood single glazed frosted door to utility.

Utility
14'9 x 4'7 (4.50m x 1.40m)

UPVC double glazed frosted window, high gloss base units with laminate work surfaces, composite sink and drainer with mixer tap, plumbing for washing machine, space for wine fridge, tiled effect flooring and UPVC double glazed frosted door to rear.

First Floor

Landing
9'9 x 6'6 (2.97m x 1.98m)

UPVC double glazed frosted leaded window, coving, smoke detector, doors leading to three bedrooms and shower room.

Bedroom One
16'4 x 11'9 (4.98m x 3.58m)

UPVC double glazed bay window, central heating radiator, coving and fitted wardrobes.

Bedroom Two
11'9 x 9'11 (3.58m x 3.02m)

UPVC double glazed window, central heating radiator, loft access, coving and fitted wardrobes.

Bedroom Three
7'0 x 6'6 (2.13m x 1.98m)

UPVC double glazed window and central heating radiator.

Shower Room
6'2 x 6'1 (1.88m x 1.85m)

UPVC double glazed frosted window, central heated towel rail, wall mounted vanity top wash basin with mixer tap, dual flush WC, direct feed shower enclosed, tiled elevations, spotlights and tiled flooring with underfloor heating.

External

Rear
Enclosed garden with laid to lawn, paving, stone chippings, bedding areas, pond, a garden shed, potting shed and an insulated garden room which is currently being used as a games room.

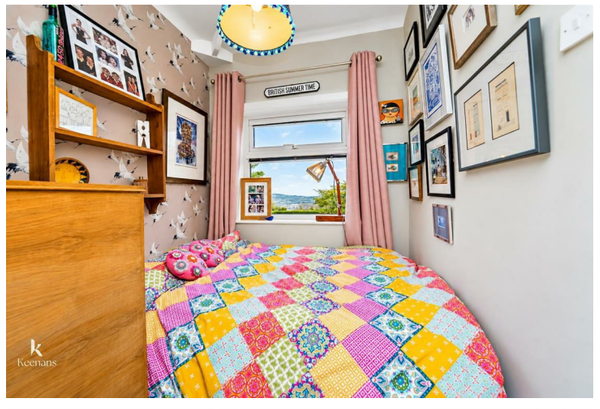
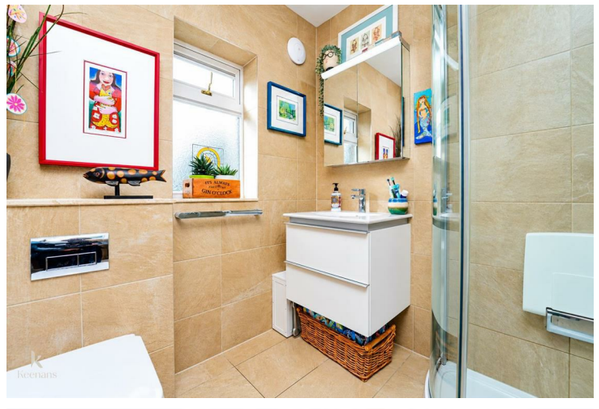
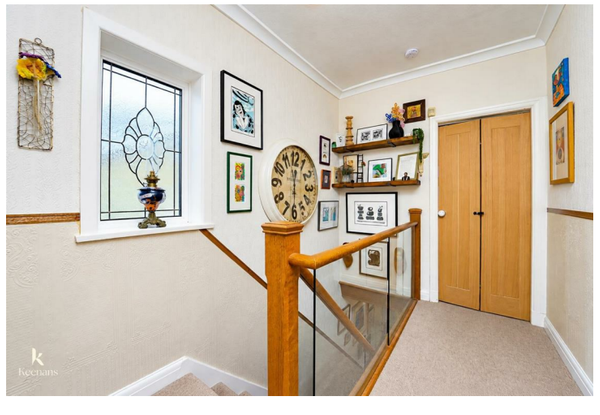
Front
Stone chip garden, paving, mature shrubbery and paved driveway providing off road parking for multiple vehicles.

Garage
17'10 x 10'3 (5.44m x 3.12m)

Situated on a separate strip of land providing additional off road parking space and pedestrian access to the rear of the property.






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