



**Brookfield, Musbury Road, Axminster EX13 5JS**



**welcome to**

## **Brookfield, Musbury Road, Axminster**

Beautifully presented family home with larger than average garage. Boasting spacious open plan living to the ground floor, wrap around gardens and being immaculately presented throughout.

### **Rear Porch**

Part double glazed door from decking area and part double glazed door leading to garden. Recess spotlights, built in cupboard, internal double glass doors into Kitchen Area and internal door into:

### **Cloakroom**

Double glazed window to side aspect, low level WC, wall mounted wash hand basin, radiator, loft access and recess spotlight.

### **Kitchen Area**

19' 3" x 10' ( 5.87m x 3.05m )

Comprehensively newly fitted modern kitchen comprising of matching wall and base units with work surfaces adjoining, incorporating a Belfast sink, integrated cooker with cooker hood over, integrated full size fridge and freezer and space and plumbing for dishwasher. Ceramic tiling to splash back areas and recess spotlights. Double glazed windows to both side aspects and double glazed door to decking area.

### **Lounge / Dining Area**

24' 9" x 9' 8" ( 7.54m x 2.95m )

Two double glazed windows to side aspect and double glazed bay window to front aspect. Feature fireplace, two radiators, and internal doors to both hallway and study/playroom.

### **Utility Room**

8' 11" x 7' ( 2.72m x 2.13m )

Double glazed window to side aspect, built in cupboards, space and plumbing for washing machine and ceiling light point. Internal doors to lounge / diner area and hallway.

### **Hallway**

Two double glazed windows to side aspect, double glazed door into porch. Stairs rising to first floor, internal doors to study and lounge / diner area, ceiling light point and radiator. Understairs study area.

### **Porch**

Double glazed windows to side aspect and double glazed French doors to front aspect.

### **First Floor Landing**

Stairs rising from hallway, airing cupboard, loft access, radiator and two ceiling light points.

### **Master Bedroom**

13' x 10' 11" excluding bay ( 3.96m x 3.33m excluding bay )

Double glazed window to side aspect and double glazed bay window to front aspect, radiator and ceiling light point. Door into:

### **En-Suite**

Comprising of low level WC, wall mounted wash hand basin, panel bath with shower over, extractor fan, heated towel rail, recess spotlights and double glazed window to front aspect.

### **Bedroom Two**

11' 11" x 10' 10" ( 3.63m x 3.30m )

Double glazed window to side aspect, radiator and ceiling light point.

### **Bedroom Three**

10' 1" x 9' 6" ( 3.07m x 2.90m )

Double glazed windows to rear and side aspects, radiator and ceiling light point.





#### **Bedroom Four**

9' 6" x 7' 6" ( 2.90m x 2.29m )

Double glazed window to rear aspect, radiator and ceiling light point.

#### **Family Bathroom**

Comprising of low level WC, pedestal wash hand basin, paneled bath, shower cubicle, heated towel rail, extractor fan, recess spotlights and fully tiled.

#### **Garage**

13' 7" x 16' 2" ( 4.14m x 4.93m )

With light and power.

#### **Outside**

There is a driveway offering parking for several cars and a pedestrian gate leading to a patio area and steps up to an entertainment area. Following the patio, there is an enclosed garden laid mainly to lawn with a further raised decking area.



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## Brookfield, Musbury Road, Axminster

- COUNCIL TAX BAND = E
- NO ONWARDS CHAIN
- LARGE GARAGE
- AMPLE STORAGE
- FOUR BEDROOMS

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

**£450,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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