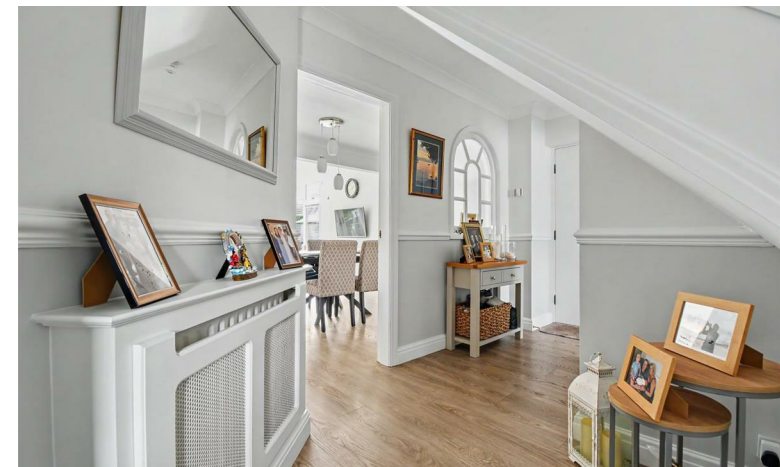




28 APPLEBY GARDENS

BRIGG, DN20 0BA

£310,000
FREEHOLD

Light, spacious and made for family life – welcome to Appleby Gardens, Broughton.



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DESCRIPTION

Positioned on the highly desirable Appleby Gardens, this fantastic four-bedroom detached family home offers generous, versatile accommodation, a beautiful garden and plenty of space for everyone to enjoy. Step through the entrance hallway and into a lovely dual-aspect living room, filled with natural light and offering a comfortable space to relax. There's also a handy downstairs WC and separate utility room, but it's the rear of the property that really brings this home to life.

The beautifully appointed open-plan kitchen diner flows effortlessly into a fabulous garden room, creating one large sociable space that works brilliantly for busy family life, entertaining and everything in between. French doors open directly onto the decked seating area, seamlessly connecting the house with the garden beyond.

Outside, the beautifully maintained rear garden offers a choice of separate patio and seating areas, complemented by mature trees and established shrubbery to create a private and inviting outdoor space.

Upstairs, the generous principal bedroom is a real highlight, complete with sliding wardrobes, clever storage built into the eaves and alcoves, and its own en-suite shower room. Bedroom two is another excellent double, while bedrooms three and four are both well-proportioned singles, all served by the family bathroom.

To the front, there is off-street parking, while the garage has been cleverly adapted to incorporate the utility area yet still retains a good-sized single garage, along with additional storage to the side.

A superb family home in one of Broughton's most desirable residential locations, combining space, light and a fantastic family-friendly layout both inside and out.

ENTRANCE HALLWAY

Accessed through a composite with stairs to the first floor leading into:-

DOWNSTAIRS WC

With a uPVC double glazed window to front aspect, WC, vanity housed hand wash basin and a towel heater.

LIVING ROOM

Dual aspect with a uPVC double glazed bay window to front aspect and a uPVC double glazed window to rear aspect, feature electric fire with surround and radiators X 2.

UTILITY

With a uPVC double glazed window to front aspect, range of base units with laminate worktop, stainless steel sink, space for a washing machine and a fridge/freezer.

GARAGE

With a double electric roller shutter door, power outlets, space for a dryer and a work bench.

KITCHEN / DINER AND FAMILY ROOM

With a uPVC double glazed window to rear aspect, range of wall and base units with laminate worktops, vinyl one and a half drainer sink, integrated dishwasher, four ring gas hob with extractor fan, integrated full height fridge, eye level slide and glide electric fan assisted oven and oven/grill with the breakfast bar open to the dining area with space for a six seater table and having a window into the hallway. Opening into the family room with uPVC double glazed windows surrounding and uPVC double glazed French doors to rear aspect and a radiator.

FIRST FLOOR LANDING

MASTER BEDROOM

With uPVC double glazed windows to front and rear aspect, built in wardrobes to eaves, radiators X 2 leading into:-

MASTER EN-SUITE

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

BEDROOM TWO

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

BEDROOM THREE

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

BEDROOM FOUR

With a uPVC double glazed window to side aspect and an over stairs storage cupboard.

FAMILY BATHROOM

With a velux style window to rear aspect, P shaped bath with overhead electric shower, WC, hand wash basin and a towel heater.

EXTERNALLY

The front of the property has curved fencing, pebbled low maintenance lawn with mature shrubs, concrete driveway providing off street parking for three vehicles with an EV charging point. The rear garden is fully enclosed with timber fencing and mature hedges, laid to lawn, decking area from the French doors with separate seating areas and a timber shed.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1654.00 sq ft

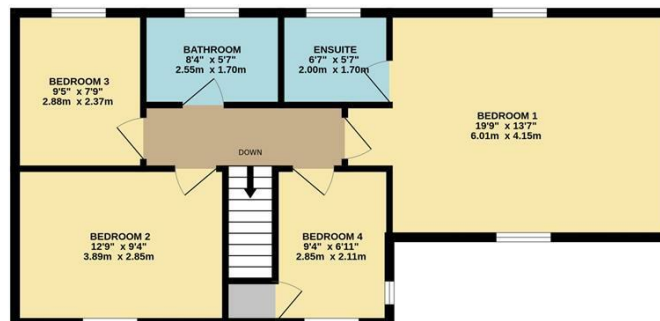
Tenure – Freehold



GROUND FLOOR
995 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1654 sq.ft. (153.6 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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