



4 BURNSIDE
BROUGHTON, DN20 0HT

£295,000
FREEHOLD

Welcome to Burnside — an absolutely stunning detached bungalow located in a peaceful, sought-after area of Broughton, a thriving village with excellent local amenities.



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DESCRIPTION

This impressive home has been fully renovated by its current owners and is presented in turn-key condition. Outside, you'll find generous off-street parking and a large, beautifully landscaped front garden.

Step inside and you're greeted by a welcoming entrance hallway, which leads to a spacious front-facing living room with a large picture window, flooding the space with natural light.

The real showstopper is the kitchen-diner — complete with Karndean flooring, a central island with pendant lighting, ample storage, and French doors opening onto the rear garden. It's the perfect space for entertaining family and friends. Adjacent to the kitchen is a good-sized utility room with access to the integrated garage.

The property offers three generously proportioned bedrooms. The master bedroom has direct access to the family bathroom, making it suitable for use as an en-suite.

The family bathroom features a walk-in shower, vanity unit, concealed cistern, and a stylish, high-quality finish.

Outside, the rear garden boasts a spacious patio area, ideal for outdoor dining and entertaining, as well as a workshop with electricity and lighting. A gentle slope leads to a fully enclosed lawned garden, offering privacy and tranquillity.

A truly beautiful bungalow in a fabulous location — ready to move straight into.

LIVING ROOM

A bright, airy living room featuring a large bay window to the front, flooding the space with natural light.

KITCHEN DINER

A stunning, high-quality open-plan kitchen and dining area — truly the heart of the home — boasting a beautiful Karndean floor, sleek high-gloss units, a breakfast bar, high-level double ovens, and integrated appliances, with French doors opening onto the rear garden.

UTILITY ROOM

Benefiting from a separate utility room with space and plumbing for a washing machine and tumble dryer, plus excellent storage — a perfect convenience to keep all your laundry and household essentials organised and out of sight.

BEDROOM ONE

A bright and airy double bedroom with ample space for wardrobes, featuring a door to the family bathroom, effectively providing en-suite facilities.

BEDROOM TWO

A second spacious double bedroom, beautifully decorated and offering excellent potential for ample storage.

BEDROOM THREE

Bedroom 3 is another generously sized double, featuring a side-aspect window that fills the room with natural light.

FAMILY BATHROOM/ENSUITE

"A beautifully specified family bathroom featuring sleek, modern finishes, a concealed cistern, a full walk-in shower, and generous storage. This bright and inviting space offers direct access from the master bedroom for ultimate convenience."

EXTERNAL

To the front of the property, there is a driveway leading to the attached garage, providing off-road parking for two vehicles, alongside a neatly lawned front garden



bordered by a mature privet hedge.

The rear garden is beautifully maintained, featuring a spacious patio area — perfect for outdoor seating or dining — and a workshop with power and lighting. Beyond this, a well-kept lawn is fully enclosed, offering both privacy and security.

4 BURNSIDE





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ADDITIONAL INFORMATION

Local Authority –

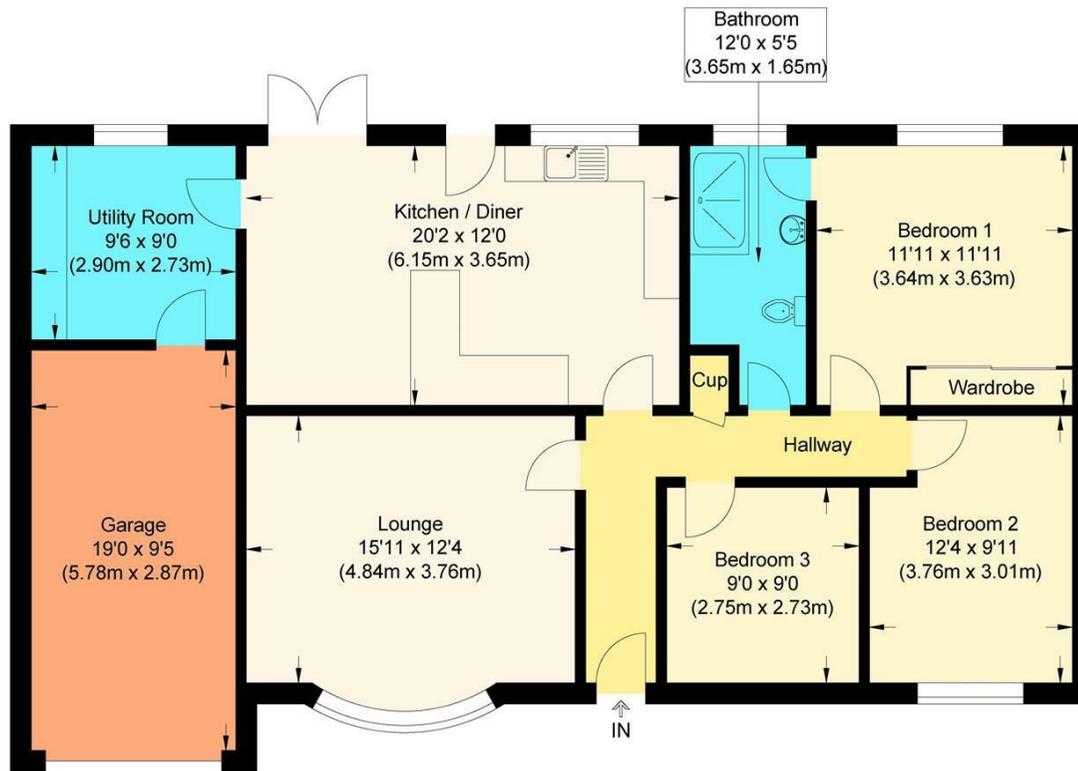
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1249.00 sq ft

Tenure – Freehold





Approximate Gross Internal Floor Area : 108.70 sq m / 1170.03 sq ft
(Including Garage)

Garage Area : 16.30 sq m / 175.45 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		67	
(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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