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Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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BRICK END, BROXTED

OFFERS OVER £650,000



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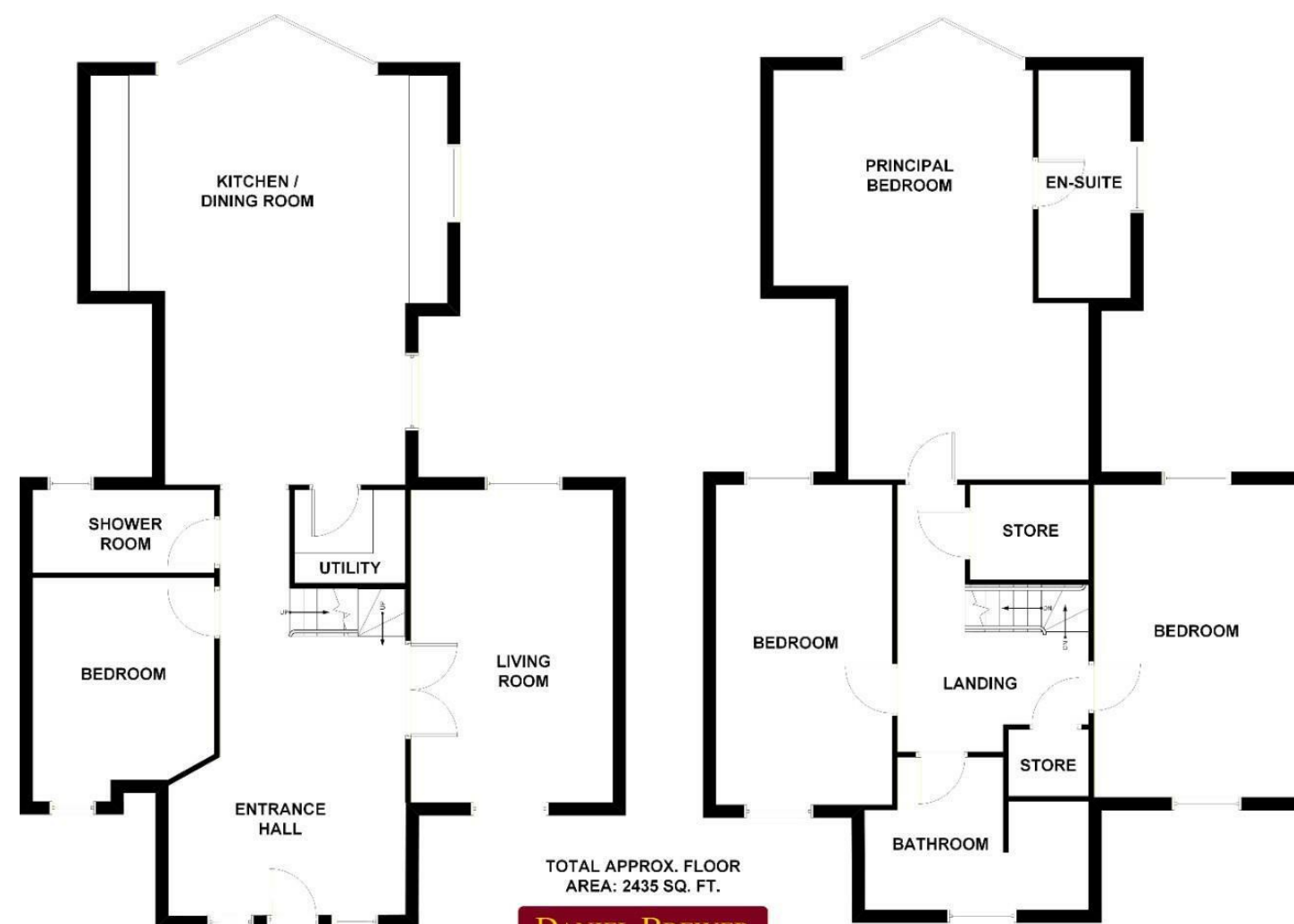
No Onward Chain

This impressive new build four-bedroom detached modern country home offering a contemporary layout and an abundance of natural light.

The ground floor accommodation comprises a spacious living room, an open-plan kitchen/dining room, utility room, and a welcoming entrance hall. There is also a double bedroom with a convenient Jack & Jill shower room, providing flexible living space ideal for guests or multi-generational living.

On the first floor are three generously sized double bedrooms, including a principal bedroom with its own en-suite, along with a stylish family bathroom.

Externally, the property benefits from a beautifully landscaped rear garden and a gated driveway providing parking for several vehicles.

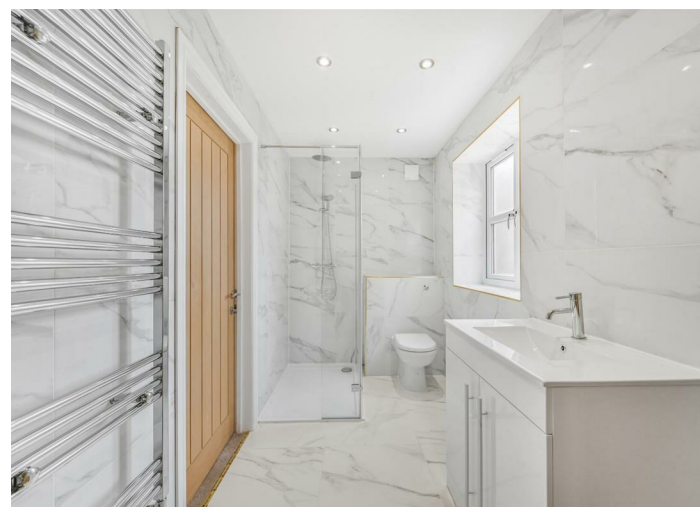


TOTAL APPROX. FLOOR
AREA: 2435 SQ. FT.

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.



- Four Double Bedrooms
- Detached New Build Country Home
- Beautifully Landscaped Rear Garden
- Gated Driveway with Parking for Several Vehicles
- An Abundance Of Natural Light Throughout
- Contemporary Living Layout
- Spacious Kitchen/Dining Room and Separate Living Room
- Two En-Suites and a Luxury Family Bathroom
- No Onward Chain
- Stunning Countryside Views

Entrance Hall

Two UPVC double glazed windows to front aspect, herringbone style tiled flooring, inset spotlights, power points, stairs rising to the first floor landing, opening to kitchen/dining room, doors to.

Living Room

18'8" x 10'10" (5.69m x 3.30m) UPVC double glazed windows to multiple aspects, underfloor heating, T.V point, power points, inset spotlights.

Kitchen/Dining Room

24'11" x 19'11" (7.59m x 6.07m) UPVC double glazed windows to multiple aspects, bi-folding doors leading to the rear garden, base and eye level units with Granite working surfaces over, complimentary island with Granite working surface & breakfast area, inset sink with Granite drainer, two inset ovens, four ring induction hob with extractor over, space for American style fridge/freezer, integrated dishwasher, herringbone style tiled flooring with underfloor heating, inset spotlights, power points, door to.

Utility Room

7' x 5'8" (2.13m x 1.73m) Base and eye level units with Granite working surfaces over, inset sink with Granite drainer, space for washing machine, space for tumble dryer, herringbone style flooring with underfloor heating, inset spotlights, power points.

Jack & Jill Shower Room

UPVC double glazed opaque window to rear aspect, walk-in

shower with rainfall head & additional attachment, wash hand basins with vanity drawer below, W.C, heated towel rail, inset spotlights, extractor fan, fully tiled, underfloor heating.

Bedroom Four

13'7" 10'7" (4.14m 3.23m) UPVC double glazed window to front aspect, inset spotlights, underfloor heating, power points.

First Floor Landing

Inset spotlights, radiator, power points, built-in storage cupboard, doors to

Principal Bedroom

24'11" x 19' (7.59m x 5.79m) Bi-folding doors to the rear aspect with Juliet balcony with fitted shutters, two Velux windows, radiator, inset spotlights, power points, door to.

En-Suite

UPVC double glazed opaque window to side aspect, freestanding bath with mixer taps & shower attachment, twin wash hand basins with vanity drawer below, W.C, heated towel rail, fully tiled, inset spotlights, extractor fan.

Bedroom Two

19' x 12'5" (5.79m x 3.78m) UPVC double glazed windows to multiple aspects, inset spotlights, radiator, power points, T.V point.





Bedroom Three

19'3" x 10'9" (5.87m x 3.28m) UPVC double glazed windows to multiple aspects, inset spotlights, radiator, power points, T.V point.

Family Bathroom

UPVC double glazed opaque window to front aspect, freestanding bath with mixer taps & shower attachment, walk in shower with rainfall head & additional attachment, W.C, wash hand basin with vanity unit below, fully tiled, inset spotlights, extractor fan.

Landscaped Garden

To the rear of the property is a Porcelain patio area leading to the remainder lawn with a variety of recently planted shrubs. Side access is granted to both elevations via timber gates with Porcelain pathways. Externally the property further benefits from power points, extensive lighting and water tap.

Gated Driveway Parking

To the front of the property is a shingle driveway providing parking for several vehicles with a Porcelain paved area wrapping around the house. The driveway is accessed via a five bar timber gate with a block paved area to the front of the gates.

