



## 30 Honeysuckle Way, Brackla

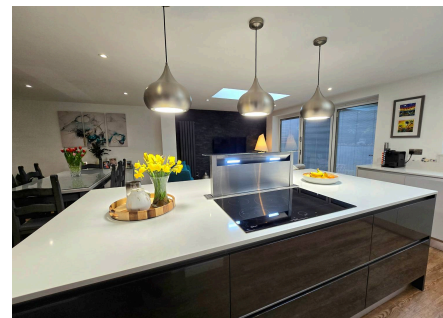
£415,000 Freehold

Extended Four Bedroom Detached Home • Generous Lounge • Impressive Open Plan Kitchen / Dining / Family Room • Cloakroom WC Plus Utility Room • Master Bedroom With Dressing Area & Ensuite • Garage & Driveway • Landscaped Garden With Shed & Hot Tub • Easy Access To Junctions 35 & 36 Of M4 • Close To Local Amenities and Schools • PRESENTED TO A HIGH SPECIFICATION

**DanielMatthew**  
ESTATE AGENTS



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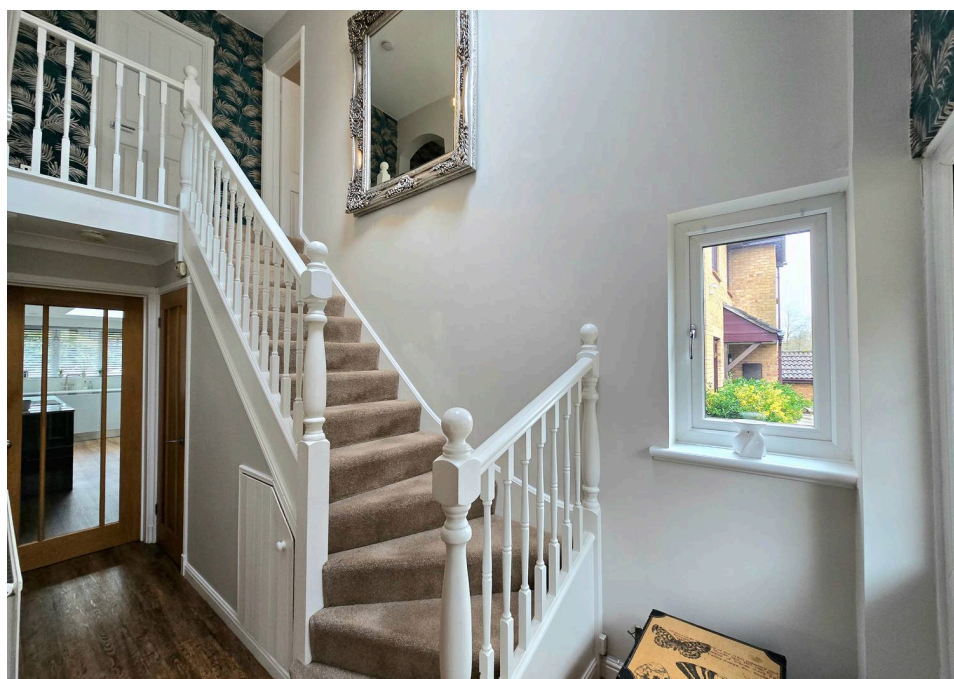
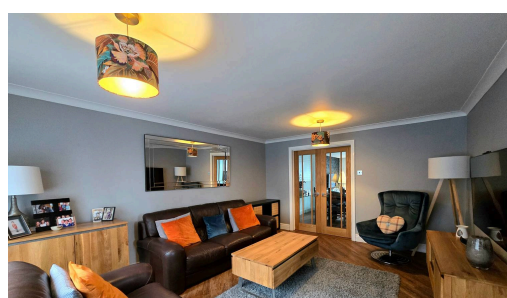
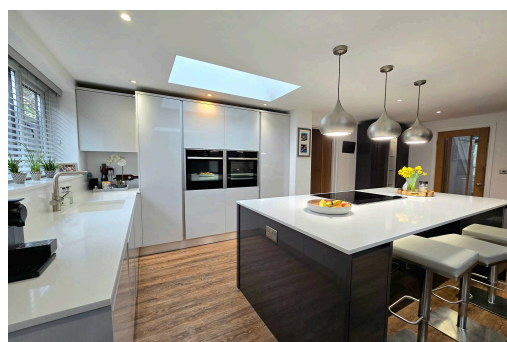


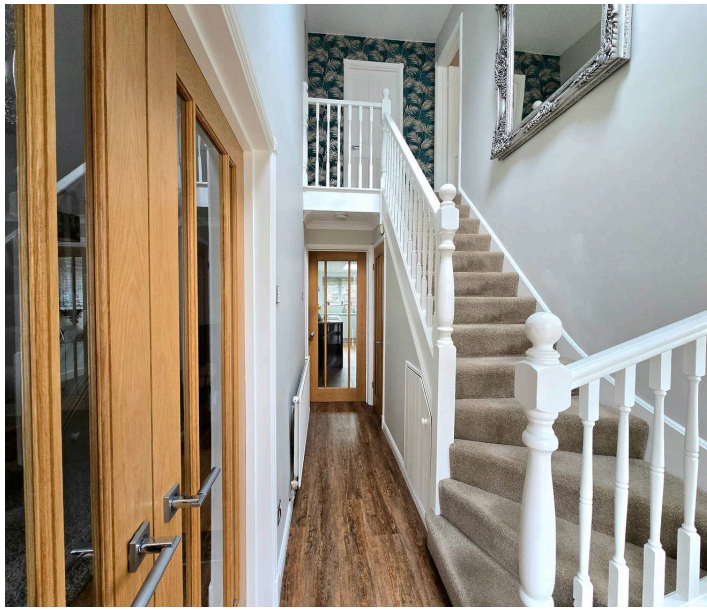
Stunning extended 4-bed detached home with open plan living, ensuite master, garage, double drive, landscaped garden with jacuzzi, close to M4, schools, shops, and parks. Early viewing advised.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





### Entrance Hallway

Enter via front door into a welcoming hallway with staircase off to first floor. The sloping ceiling is skimmed with a skylight window giving lots of natural light into this impressive entrance. Radiator. Understairs storage and cupboard. Luxury Polyflor flooring with doors leading to ground floor rooms.

### Lounge

16' 3" x 12' 8" (4.96m x 3.85m)

Oak part glazed double doors into this generous lounge situated to the front of the property with UPVC double glazed window and blinds to remain with radiator under. Flat skimmed ceiling with coving and Polyflor flooring. Oak glazed doors into the dining area of the kitchen / family room.

### Kitchen / Dining / Family Room

21' 4" x 18' 11" (6.49m x 5.77m)

This extended stunning room is the heart of the home. There is plenty of room to relax, dine or entertain. The magnificent kitchen is a showpiece and includes a range of wall and base units to include inset draws and a seated island with an induction hob and downdraft extractor. Two Neff ovens with integrated fridge and dishwasher. A one and a half bowl undermount sink with hot tap below the UPVC double glazed window looking out onto the garden. Plastered skimmed ceiling with down lights and two skylight windows, bifold doors with integral blinds sealed with the glass panels. Luxury Polyflor flooring throughout and two modern vertical radiators.



### **Inner Hall**

Inner hallway leading to personnel door into garage, cupboard housing central heating boiler, door to cloakroom/wc and access to utility room. Radiator.

### **Cloakroom / WC**

5' 0" x 2' 8" (1.52m x 0.81m)

A two piece suite in white with an obscure UPVC double glazed window to side elevation.

### **Utility Room**

9' 11" x 7' 11" (3.01m x 2.41m)

This larger than average utility room has a range of units with coordinating work surfaces, tiling to splash back areas and a stainless steel sink. Space for freezer, plumbing and space for washing machine and built in wine rack. Obscure glazed UPVC door leading out to garden.

### **Landing**

Staircase leading to the landing which has a vaulted ceiling. Fitted carpets. Access to loft which is part boarded and loft ladder. Door to cupboard. Doors leading off to all first floor rooms.

### **Master Bedroom**

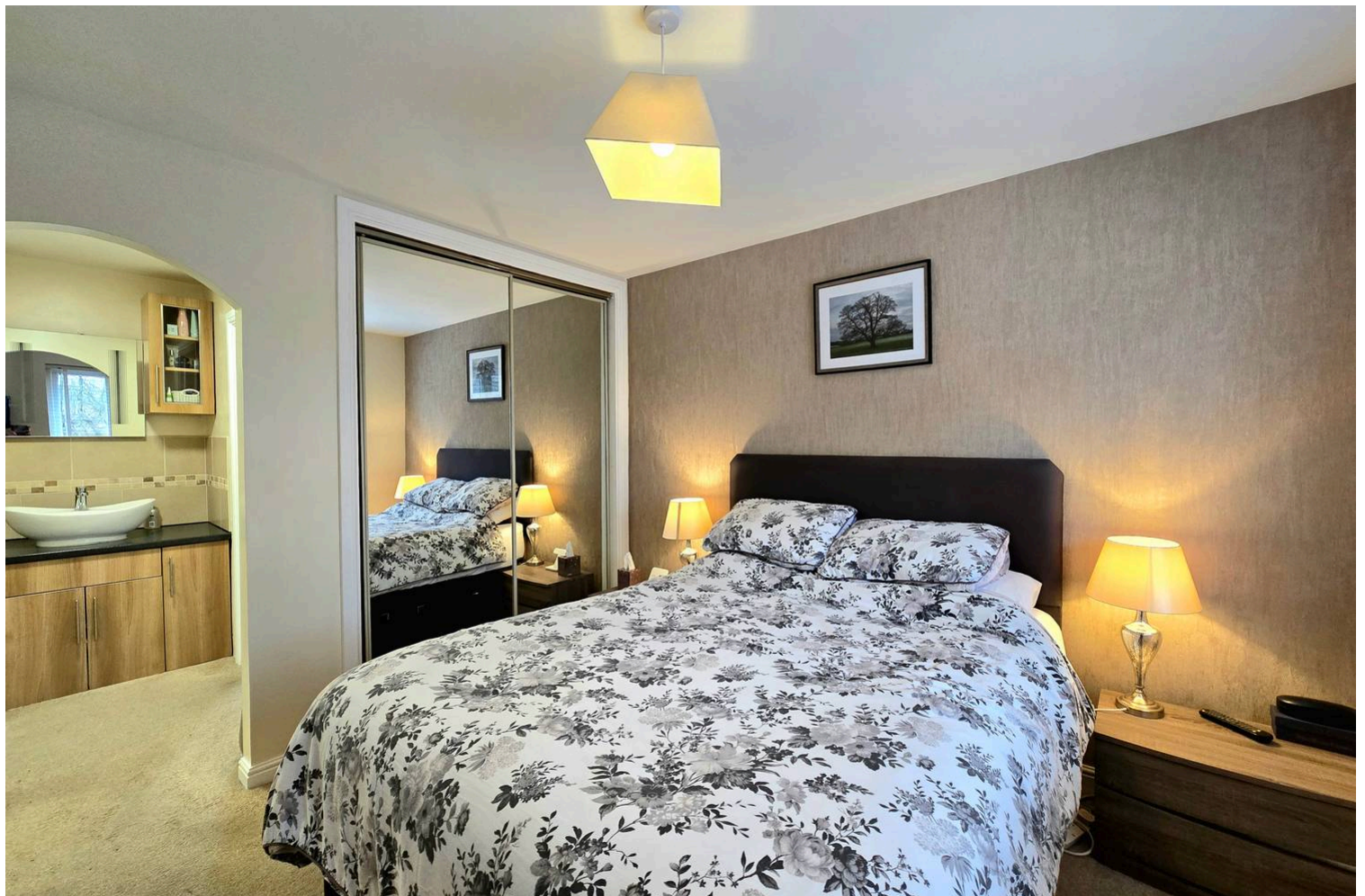
10' 4" x 9' 11" (3.14m x 3.03m)

Situated to the front of the property with a UPVC double glazed window and blinds to remain and radiator under. Flat skimmed ceiling and fitted carpets. Built in mirror fronted wardrobes. Archway into dressing area.

### **Dressing Room**

7' 1" x 3' 11" (2.16m x 1.20m)

Built in wardrobes and a bespoke wash hand basin on a vanity unit with tiling to splash back area and mirror. Door to ensuite.



**Ensuite**

5' 4" x 5' 1" (1.63m x 1.54m)

A two piece suite which includes a shower cubicle and WC. Tiling to all splash back areas. UPVC obscure double glazed window.

**Bedroom Two**

12' 9" x 10' 0" (3.89m x 3.04m)

Situated to the front of the property with a sloping ceiling and two velux windows. Down lights, radiator and fitted carpets.

**Bedroom Three**

10' 0" x 8' 10" (3.06m x 2.69m)

Situated to the rear of the property with a UPVC double glazed window over looking the garden and radiator under. Artexed ceiling and fitted carpets.

**Bedroom Four**

8' 10" x 7' 1" (2.69m x 2.15m)

Situated to the rear of the property with a UPVC double glazed window over looking the garden and radiator under. Skimmed flat ceiling and fitted carpets. Storage cupboard.

**Shower Room**

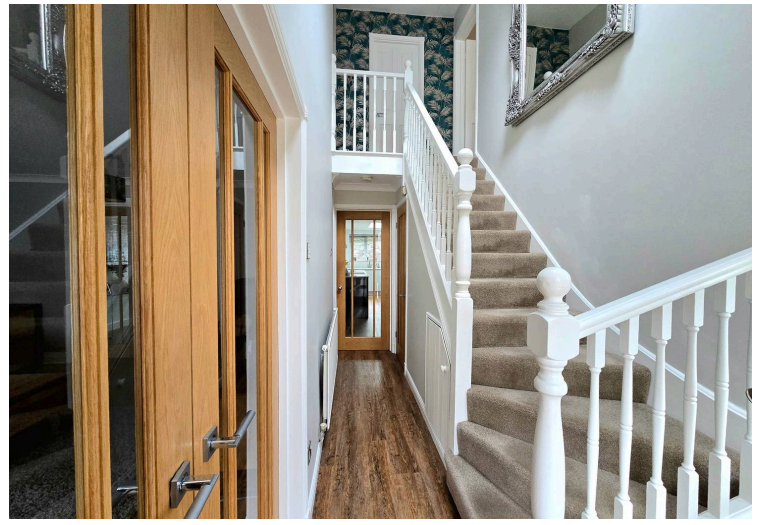
6' 9" x 5' 7" (2.07m x 1.70m)

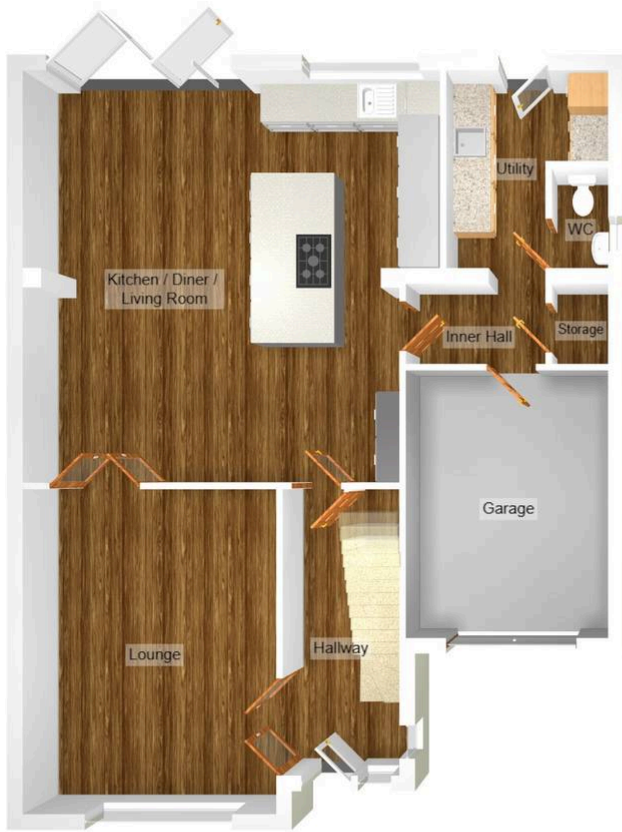
A high specification white three piece shower room which includes a double shower cubicle, vanity wash hand basin and WC. Tiled walls to all splash back areas and ceramic tiled floor. Vertical heated towel rail. Obscure UPVC double glazed window.

**Garden**

This private enclosed rear garden is nicely landscaped and has several areas to relax and entertain which include a patio area, artificial lawn and a risen decked area, shed with power and hot tub both to remain. Access via the side to the front of the property.







**GROUND FLOOR**



**FIRST FLOOR**

You can include any text here. The text can be modified upon generating your brochure.