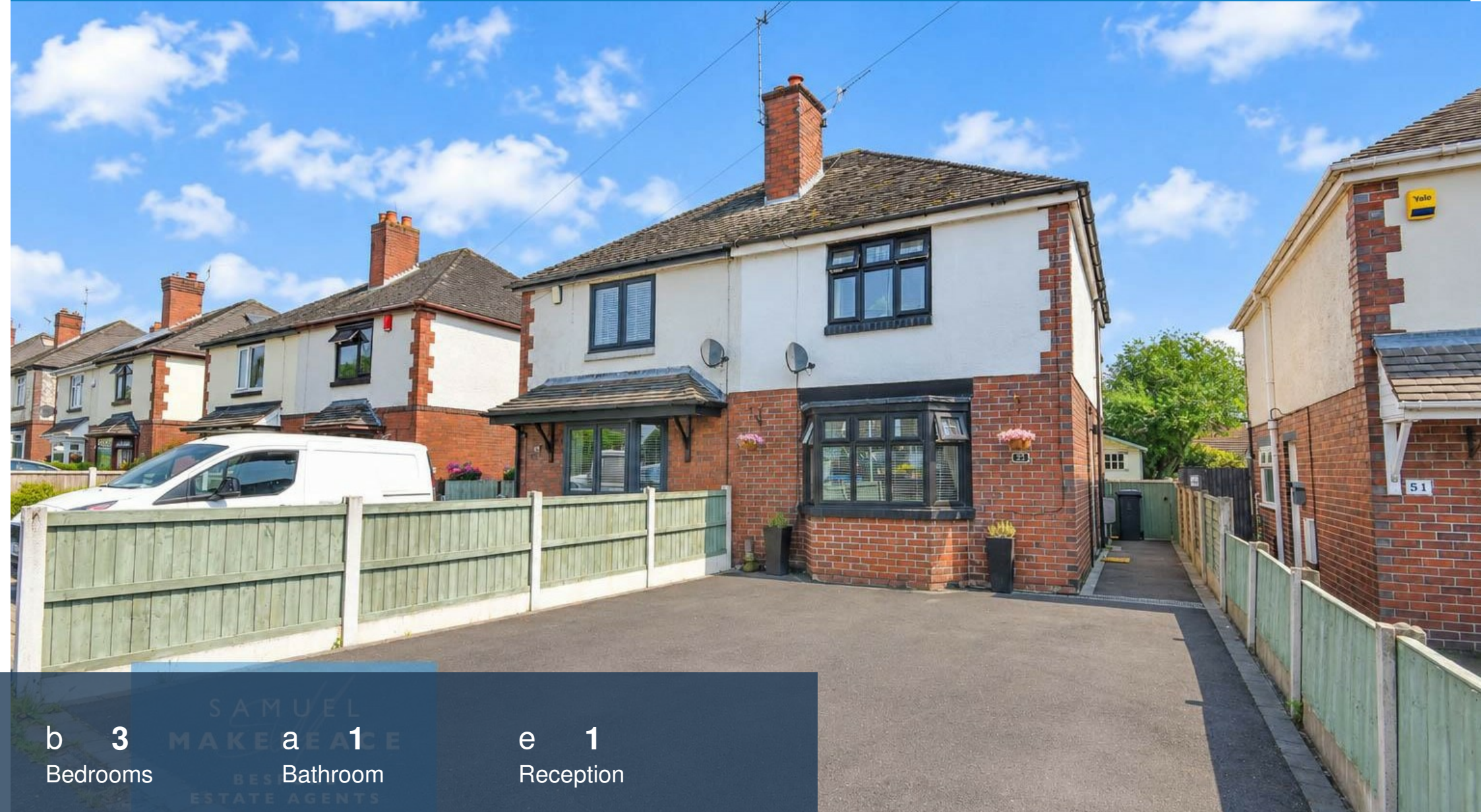




b 3
Bedrooms

a 1
Bathroom

SAMUEL
MAKEPEACE
BESPOKE ESTATE AGENTS

e 1
Reception



LARGE DRIVEWAY
WELL PRESENTED THROUGHT
LANDSCAPED GARDEN
BAY FRONTED WINDOW
THREE GREAT SIZED BEDROOMS
SHOWER ROOM
LOVELY KITCHEN
LAUNDRY AREA
SOUGHT AFTER LOCATION
NO UPWARD CHAIN



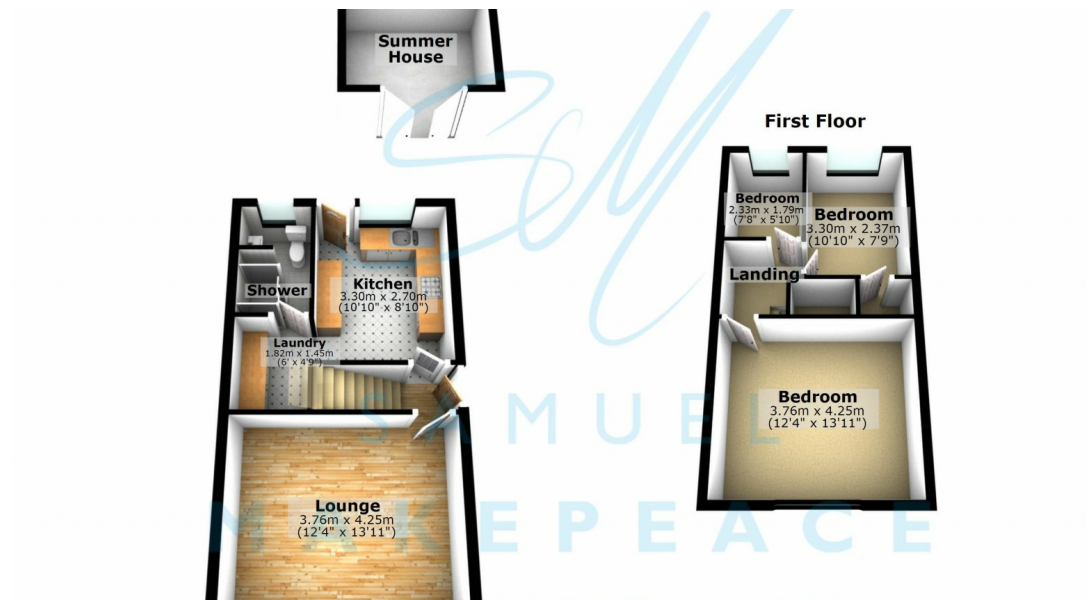
Lost in your brown eyes, every moment feels like paradise... and just like that familiar tune, you'll be dreaming of para-para-paradise the moment you set eyes on this stunning three-bedroom home on Brown Lees Road, in the heart of Brown Lees.

Step inside and be welcomed by a spacious lounge, beautifully lit by a bay window that fills the room with natural light. A charming feature fireplace adds warmth and character, creating the perfect space to relax or entertain. Toward the rear of the property, you'll find a sleek, modern kitchen equipped with integrated appliances, space for a dishwasher, and a dedicated laundry area—making everyday living both stylish and practical. A contemporary shower room is conveniently located off the rear hall, ideal for visiting guests or daily use.

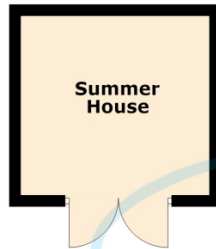
Upstairs, the property offers two generously sized double bedrooms and a third single bedroom, providing flexible space for family, guests, or even a home office.

Outside, the home continues to impress with a driveway offering ample parking for multiple vehicles. The enclosed rear garden is a true haven, featuring a paved patio area and low-maintenance artificial lawn that stays pristine all year round. As an added bonus, there's a delightful summer house—perfect for quiet moments or summer entertaining.

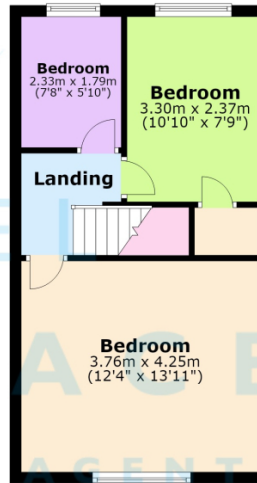
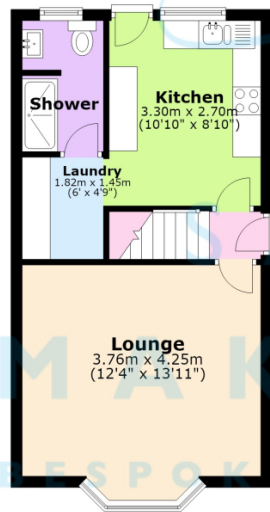
If you're seeing this beautiful home every time you close your eyes, it's because you've already found your own little piece of paradise. Contact Samuel Makepeace Bespoke Estate Agents today and make it yours.



Ground Floor



First Floor



Total area: approx. 80.1 sq. metres (861.7 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Brown Lees, ST8

Scan me for more info

