



## Brookside, Treoes

guide price £300,000-£325,000

- Three-bedroom semi-detached home in a quiet cul-de-sac in Treoes
- Attractive rural outlook, backing directly onto open farmland
- Improved by current owners to include a new kitchen and bathroom
- Lounge featuring a log burner
- Utility space off the kitchen / dining room was previously used as a WC - could easily be converted back.
- Conservatory with views of the garden
- Two double bedrooms with fitted wardrobes, one single bedroom
- Private, South / West facing garden
- EPC Rating: C



3 1 1



## About the property

Situated within a quiet cul-de-sac on the outskirts of the highly regarded village of Treoes and improved by the current owners, this home offers an attractive combination of modern upgrades and a desirable rural outlook. The property enjoys a particularly appealing rear aspect, backing onto open farmland and providing a sense of privacy and tranquillity. The entrance hall leads to a lounge featuring a log burner. The recently installed kitchen/dining room has been thoughtfully designed for both everyday living and entertaining, with a utility cupboard and direct access into the conservatory, which enjoys views over the rear garden. The first floor comprises two double bedrooms, each benefiting from fitted wardrobes, together with a further single bedroom and a family bathroom which has been tastefully updated. Externally, the property offers a driveway providing off-road parking for two vehicles, in addition to a single garage. The rear garden is private and enclosed, with the rare advantage of backing onto farmland, enhancing the peaceful setting.





## Accommodation

### Hallway

Entered via UPVC partly glazed door with glazed side panel, door to living room, stairs leading to the first floor, radiator, carpeted.

### Lounge

14' 9" (Max) x 10' 11" ( 4.50m (Max) x 3.33m )

UPVC Double glazed window to front, log burner, radiator, double opening doors leading to the kitchen, carpeted.

### Kitchen / Dining Room

15' 9" x 11' 9" (Max) ( 4.80m x 3.58m (Max) )

Units to base and wall height, worktop with sink and drainer, range cooker with extractor hood over, large pantry cupboard with shelving and storage space. Integrated dishwasher, and fridge / freezer, door to understairs storage and utility cupboard. Wood effect flooring, radiator, UPVC double glazed French doors leading to the conservatory.

### Utility / Storage Cupboard

Under stair storage with power and lighting, door to utility with power and plumbing for appliances. Previously a cloakroom with WC and could easily be converted back.

### Conservatory

11' x 8' 7" ( 3.35m x 2.62m )

UPVC double glazed windows overlooking the rear garden, French doors leading to the rear garden, tiled flooring, radiator.

### First Floor Landing

Doors leading to three bedrooms and bathroom, access to loft space, carpeted.

### Bedroom One

11' 6" (Max) x 10' 11" ( 3.51m (Max) x 3.33m )

UPVC double glazed window to front, fitted wardrobe, radiator, carpeted.

### Bedroom Two

11' 6" x 10' (Max) ( 3.51m x 3.05m (Max) )

A further double bedroom with UPVC double glazed window overlooking the rear garden and field beyond, fitted wardrobes, one housing the boiler, radiator, carpeted.

### Bedroom Three

8' x 8' ( 2.44m x 2.44m )

UPVC double glazed window front, radiator, carpeted.

### Bathroom

UPVC double glazed obscure window to rear, shower over bath, tiled walls and flooring, chrome ladder style radiator.

### Front Garden

Laid to lawn with path leading to the front door, driveway for two cars, access to the garage and gate leading to the rear garden.

### Rear Garden

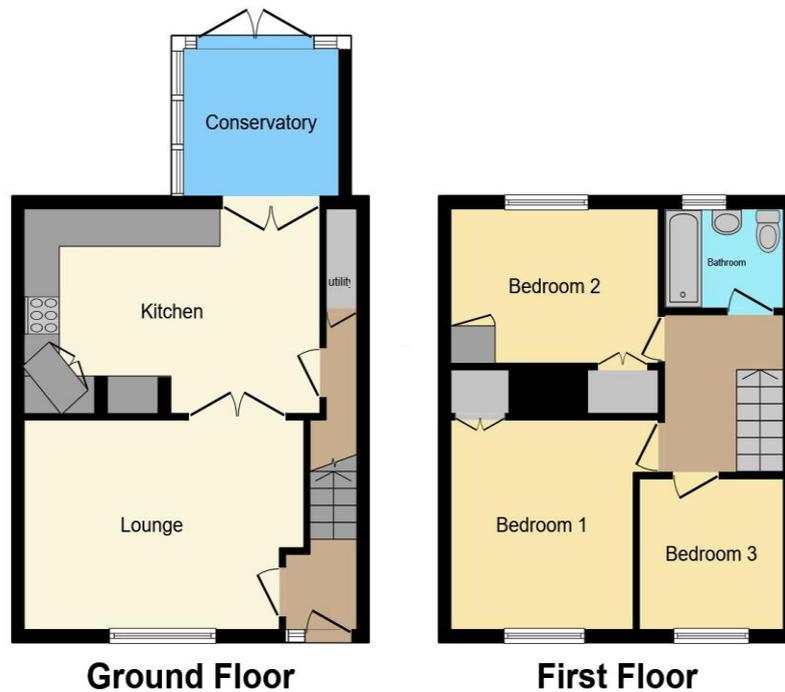
Laid to lawn, patio and decorative stones, cold water tap, door for access to the garage, gate leading to the front garden, fence to boundary.

### Garage

20' 3" x 8' 8" ( 6.17m x 2.64m )

Up and over door to front, door for access from the rear garden, window to side.

## Floorplan



Total floor area 83.0 m<sup>2</sup> (893 sq.ft.) approx

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