



4 Brook Lane

- FOUR BEDROOM DETACHED HOUSE
- BEAUTIFULLY FINISHED THROUGHOUT
- PRIVATE GARDEN
- DRIVEWAY

Offers In Region Of £475,000
EPC Rating '67'





Property Description

DESCRIPTION

Occupying a superb plot in a highly sought-after location, this beautifully presented detached stone-built home offers spacious and versatile accommodation ideal for modern family living. The ground floor comprises a welcoming entrance hall, elegant lounge, stunning open-plan dining kitchen and a versatile fourth bedroom, currently utilised as a home office.

A second reception provides additional living space and could be used as a snug, family room or playroom. Stairs from this room lead to a superb occasional room with ensuite facilities, offering excellent flexibility as a hobby room, home office or guest accommodation.

To the first floor are three further well-proportioned bedrooms together with a stylish family bathroom, creating comfortable accommodation for growing families.

Outside, the property enjoys a beautifully maintained landscaped garden with lawned areas, mature planting and attractive seating spaces. Extensive parking is provided by a generous driveway, double





garage and single garage.

LIVING ROOM

A beautifully presented and generously proportioned living room offering an elegant yet welcoming atmosphere. The room enjoys excellent natural light from dual aspect windows and French doors overlooking the gardens, creating a bright and airy feel throughout. A feature stone fireplace with electric fire forms an attractive focal point, complemented by tasteful decor and a striking feature wall. The spacious layout provides ample room for a range of seating arrangements, making it ideal for both relaxing and entertaining. Finished with soft neutral tones, this impressive reception room perfectly balances character, comfort and style.



KITCHEN

A superb open plan kitchen forming the heart of the home, beautifully designed for modern family living and entertaining. Fitted with an extensive range of quality soft-close wall and base units, complemented by stylish work surfaces and attractive splashbacks, the kitchen offers both practicality and style equal in measure.

A striking range-style cooker with gas hob sits beneath a feature canopy with integrated extractor fan, creating an impressive focal point. Additional features include an integrated dishwasher, wine storage, glass sink and generous preparation space throughout.

The spacious dining area comfortably accommodates a large family dining table, while multiple windows flood the room with natural light and provide pleasant views over the gardens. Contemporary lighting, quality flooring and neutral decor complete this exceptional space, making it ideal for everyday family life and larger gatherings alike.



SECOND RECEPTION ROOM

A versatile second reception room, ideal as a snug, family room or media room. Bright and well presented, the room features a large window, feature fireplace and quality carpeting. Access is provided to the double garage and to the staircase leading to the first-floor occasional room with ensuite facilities, offering flexible additional accommodation for a range of uses.



DOWNSTAIRS WC

A stylish and well-appointed downstairs WC fitted with a modern two-piece suite comprising a WC and pedestal hand wash basin. Finished with contemporary wall tiling, a chrome heated towel rail and decorative feature tile detail, the room also benefits from a frosted window providing natural light and ventilation.



MASTER BEDROOM

A spacious and beautifully presented master bedroom featuring vaulted ceilings with exposed timber beams, quality fitted carpet and plenty of natural light. A stylish and characterful room offering ample space for bedroom furniture.

BEDROOM 2

A spacious double bedroom featuring a vaulted ceiling and Velux roof window, creating a bright and airy feel. The room offers ample space for freestanding furniture and benefits from fitted carpeting and neutral decor, making it an ideal family bedroom.



BATHROOM

A spacious and well-appointed family bathroom fitted with a four-piece suite comprising a panelled bath, separate walk-in double shower enclosure, vanity hand wash basin and WC. Finished with contemporary tiling and attractive exposed beam detail, the room benefits from a heated towel rail, recessed lighting and a window providing natural light and ventilation.

BEDROOM 3

A well-presented single bedroom featuring a window to the rear, fitted carpet and neutral decor. Currently arranged as a child's bedroom, the room offers space for a bed, freestanding furniture, making it ideal as a bedroom or nursery.



BEDROOM 4

Situated downstairs and currently utilised as a home office, this versatile fourth bedroom offers flexible accommodation to suit a variety of needs. The room is well proportioned and enjoys plenty of natural light from a large window. Finished in neutral tones with fitted carpeting, it provides ample space for bedroom furniture, making it equally suitable as a guest bedroom, study, hobby room or nursery.

EXTERIOR

The property enjoys attractive kerb appeal with a beautifully maintained frontage, featured a paved driveway providing off road parking and access to both garages. Mature climbing plants and well-stocked borders create a welcoming entrance, while the enclosed garden offers a high degree of privacy. To the rear, the landscaped garden is mainly lawn with established hedging with patio space perfect for outside dining and entertaining.

The property benefits from a double garage with internal access to the second reception room and a further single garage providing ample storage and parking facilities.





PURCHASE DETAILS: Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		