





Positioned at the end of Bramling Cross Road, this generously proportioned detached home offers a versatile layout well suited to modern family life. The property is approached via a shared access leading to a private driveway, gardens and a detached double garage, part of which has been converted into a games or hobby room.



Accommodation

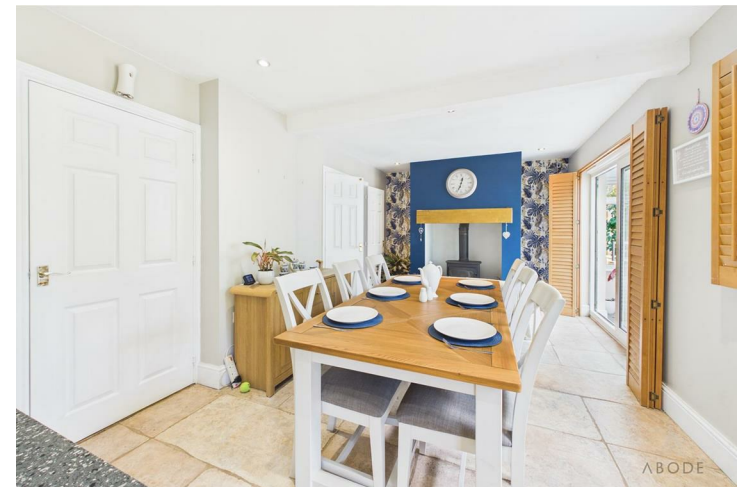
The accommodation begins with a spacious entrance hall and guest cloakroom. A well-sized lounge sits to the front of the home and features a bay window, while a separate study provides an ideal space for home working or use as a snug.

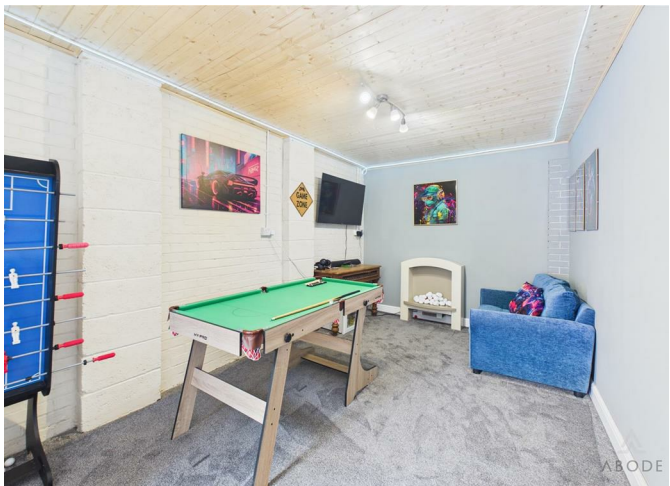
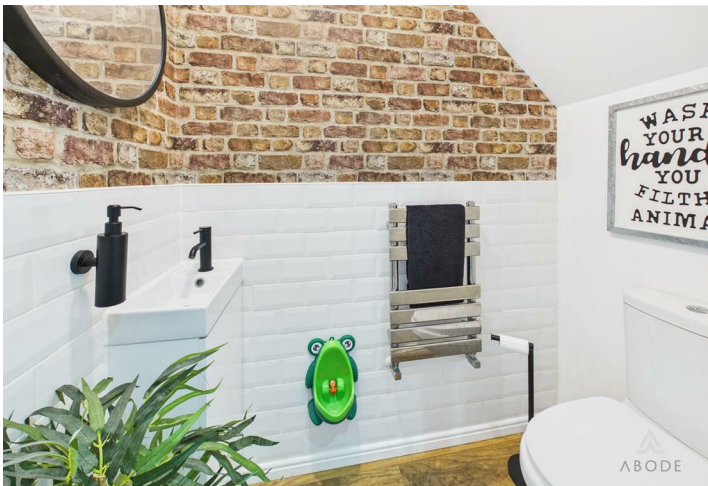
At the heart of the property is an impressive open-plan kitchen, dining and living area. Designed for both everyday family life and entertaining, the room provides ample space for dining and informal seating, with a log burner creating a warm focal point. Patio doors connect the space to the conservatory, which enjoys an outlook over the rear garden.

A practical utility room offers further storage and appliance space, together with access to the side of the property and an adjoining boot room or store.

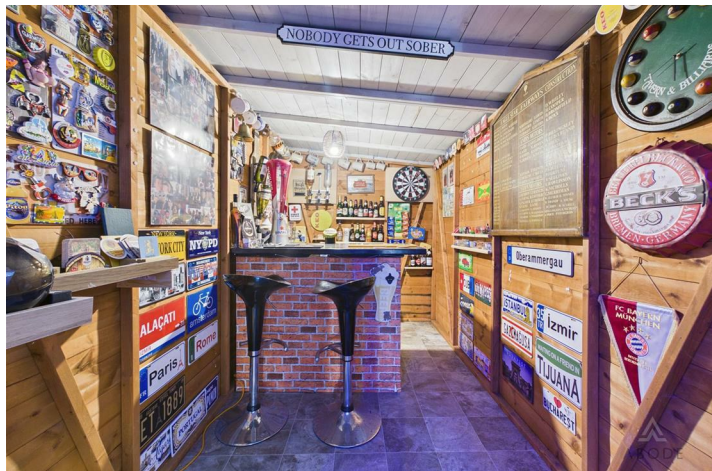
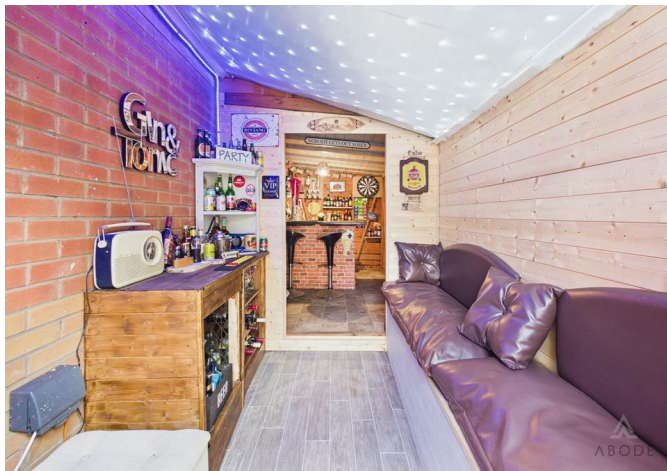
Upstairs, the landing leads to four comfortable bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and a spacious en-suite shower room with twin washbasins. The second bedroom also enjoys its own en-suite facilities, while the remaining two bedrooms are served by the family bathroom.

Outside, the rear garden features shaped lawns and a decked pergola area providing an inviting setting for outdoor dining and relaxation. A separate garden building with a fitted bar creates an additional space for entertaining.



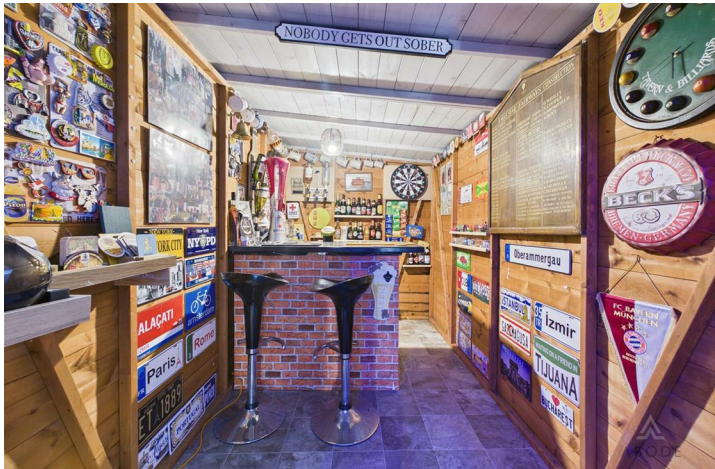


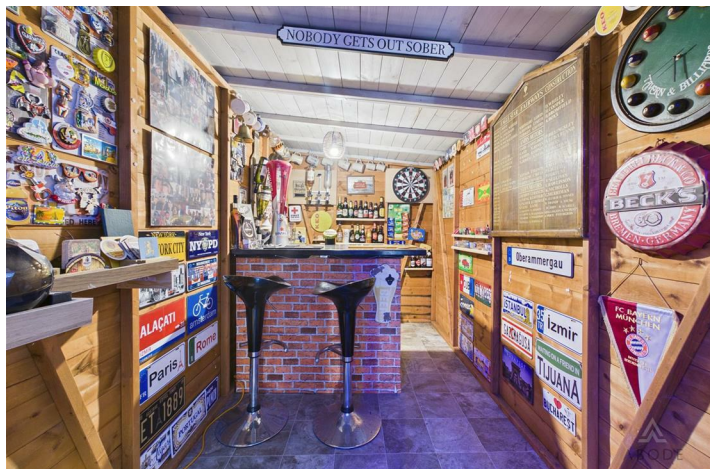














Approximate total area⁽¹⁾

163.9 m²
1765 ft²

Reduced headroom

1.2 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	