

# HENDERSON CONNELLAN

ESTATE AGENTS



**Brockhall Crescent, Barton Seagrave NN15**

**"Strikingly Contemporary"**

## "Strikingly Contemporary"

With a stunning interior and exterior this fabulous, detached home is positioned within this very desirable development. With gas central heating and UPVC double glazing the accommodation features an entrance hall, guest cloakroom, free flowing kitchen/dining room with integrated appliances and doors leading to the garden, a useful utility room and a spacious living room. Upstairs there is a modern family bathroom and four double bedrooms the main bedroom with ensuite. Outside the private driveway provides parking for two cars and access to the single garage, the fabulous rear garden has been landscaped with natural stone patios perfect for outdoor living, arranged with easy care in mind. Hayfield Cross primary school is within easy reach along with Barton Hall, Wicksted Park and a wealth of amenities. Come and see for yourself!

**Living Room** - 4.5m x 3.15m (14'9" x 10'4")

**Kitchen/Dining Room** - 4.6m x 3.25m (15'1" x 10'8")

**Utility Room** - 1.85m x 1.5m (6'1" x 4'11")

**Guest WC** - 1.83m x 1.8m (6'0" x 5'11")

**Bedroom One** - 4.27m x 4.11m (14'0" x 13'6")

**Ensuite** - 2.13m x 2.13m (7'0" x 7'0")

**Bedroom Two** - 3.66m x 2.79m (12'0" x 9'2")

**Bedroom Three** - 3.86m x 2.74m (12'8" x 9'0")

**Bedroom Four** - 3.3m x 3.05m (10'10" x 10'0")

**Bathroom** - 2.18m x 1.91m (7'2" x 6'3")

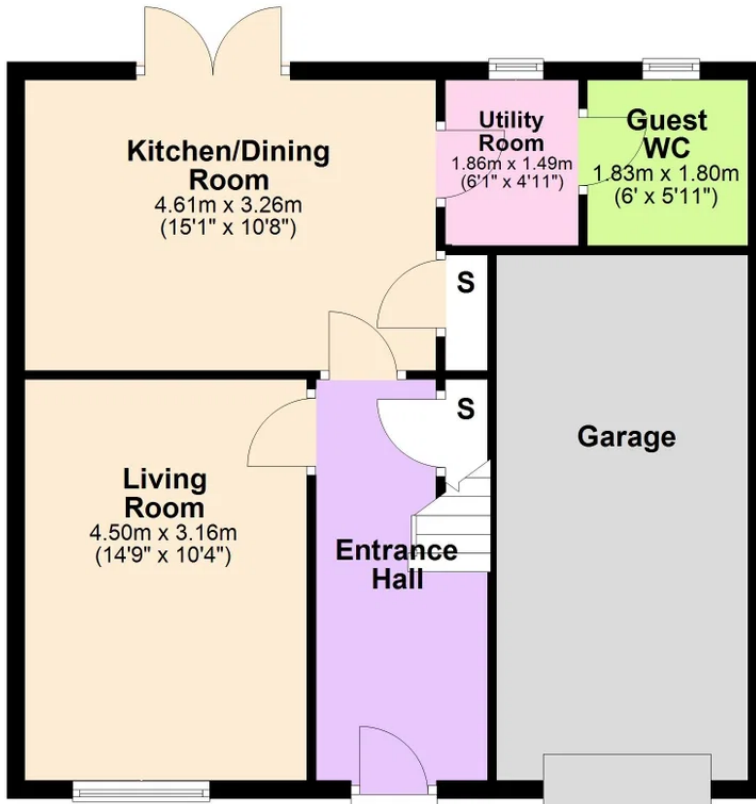
- Gas Central Heating
- UPVC Double Glazing
- Fabulous plot with landscaped Garden
- Free flowing Kitchen/Dining Room
- Generous Living Room
- Four good size Bedrooms
- Private Driveway for two cars leading to a single Garage.
- Annual Estate Charge - £189.68 (2026)
- EPC RATING: B
- COUNCIL TAX: D
- Tenure: Freehold





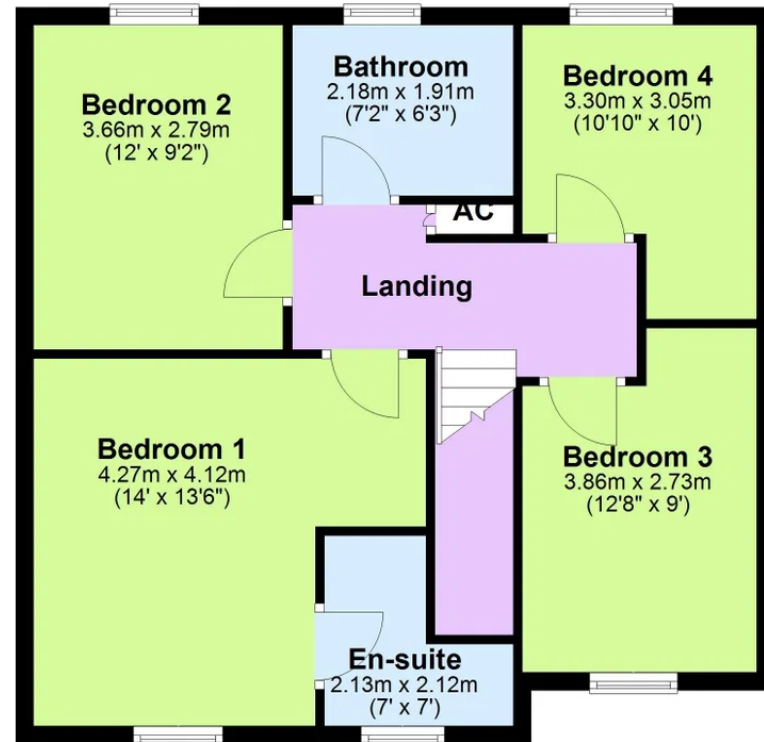
## Ground Floor

Approx. 63.0 sq. metres (678.0 sq. feet)



## First Floor

Approx. 62.0 sq. metres (666.8 sq. feet)



Total area: approx. 124.9 sq. metres (1344.8 sq. feet)