

HENDERSON CONNELLAN

ESTATE AGENTS

Woodyard Close, Brigstock, NN14

"Rural Opulence"

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Live a life of luxury in this impressive, detached residence situated within this most desirable of villages, with a Co-op village store, primary school and lovely rural walks. The stylish accommodation boasts an entrance hall, guest cloakroom, study, generous living room with bay window and feature fireplace opening through to a stylish formal dining room enjoying views of the rear garden, a contemporary fitted kitchen/breakfast room with a range of integrated appliances and a generous utility room. A modernized principal bathroom and four well-proportioned bedrooms, two with fitted wardrobes and views over the garden toward pony paddocks, and bedroom one also enjoying a luxurious en-suite. Outside features an attractive, enclosed rear garden with paved patio, a lawned fore garden and driveway with parking for two cars leading to a double garage. In addition, this elegant family home has gas central heating, double glazing and is available to purchase.

Living Room - 5.28m x 3.96m (17'4" x 13'0")

Dining Room - 3.02m x 3.96m (9'11" x 13'0")

Kitchen - 3.38m x 3.99m (11'1" x 13'1")

Study - 2.13m x 2.84m (7'0" x 9'4")

Utility - 2.95m x 1.52m (9'8" x 5'0")

WC - 1.52m x 1.52m (5'0" x 5'0")

Bedroom 1 - 4.7m x 3.35m (15'5" x 11'0")

Ensuite - 2.03m x 1.85m (6'8" x 6'1")

Bedroom 2 - 3.71m x 3.96m (12'2" x 13'0")

Bedroom 3 - 0m x 3.33m (11'5" x 10'11")

Bedroom 4 - 3.28m x 2.01m (10'9" x 6'7")

Bathroom - 2.54m x 2.29m (8'4" x 7'6")

- Gas Central Heating
- UPVC Double Glazing
- Detached Four Bedroom Family Home
- Generous Proportions Throughout
- Driveway With Double Garage
- Large Garden With Field Views
- High Quality Throughout
- EPC RATING: C
- COUNCIL TAX: F

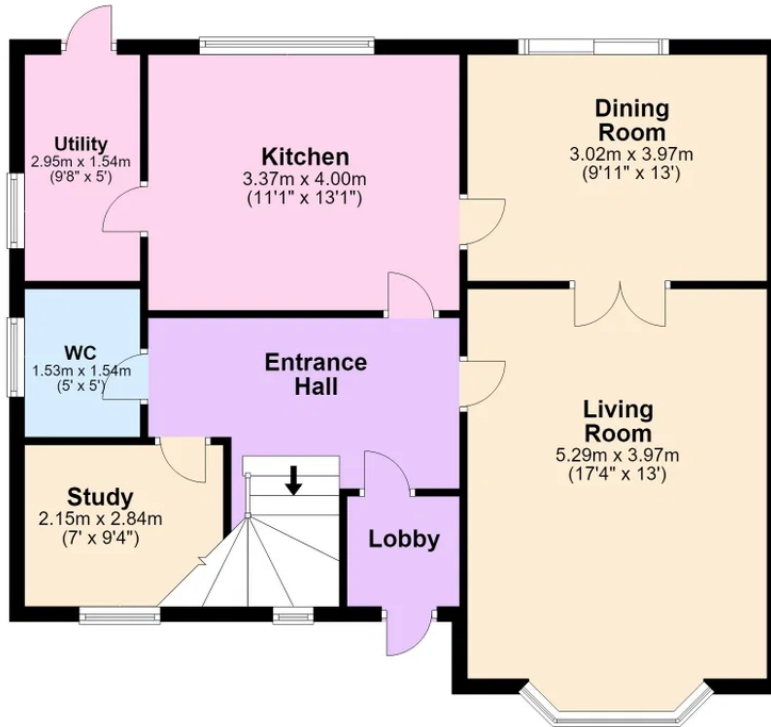
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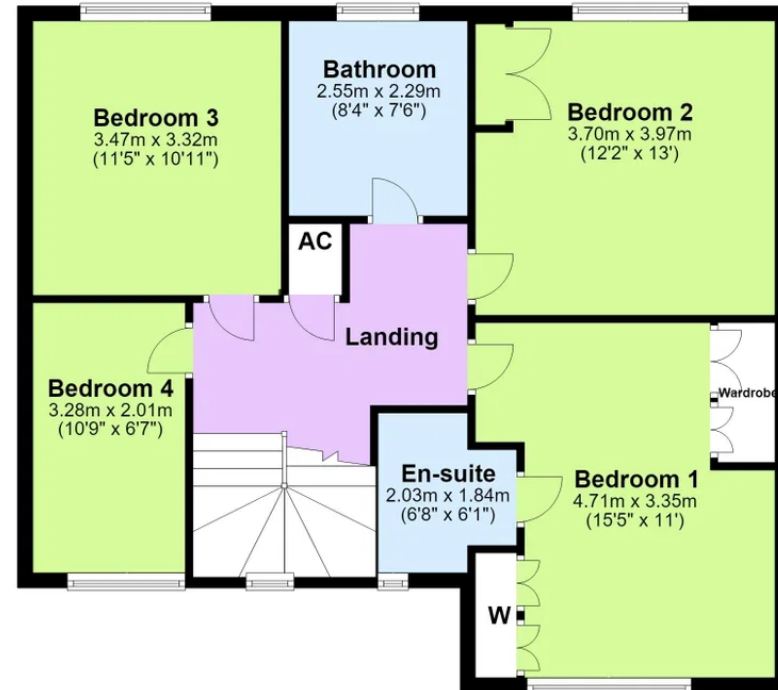
Ground Floor

Approx. 76.2 sq. metres (820.1 sq. feet)



First Floor

Approx. 77.6 sq. metres (835.0 sq. feet)



Total area: approx. 153.8 sq. metres (1655.1 sq. feet)

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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

