



## 3 Sugden Close

Rastrick, Brighouse, HD6 3EQ

Offers Over £350,000





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Nestled in the charming area of Sugden Close, Brighouse, this spacious four-bedroom detached home is an ideal choice for growing families seeking comfort and convenience. The property boasts two well-appointed reception rooms, including a generous living room and a delightful orangery, perfect for both relaxation and entertaining. Additionally, a study room offers a quiet space for work or study, enhancing the flexible living options available.

The home features two bathrooms, including en-suite facilities in the master bedroom, ensuring ample space for family members and guests alike. Practicality is at the forefront with a utility room and a garage, as well as a downstairs w/c providing essential storage and convenience for everyday living.

Outside, the private rear garden offers a tranquil retreat, ideal for children to play or for hosting summer gatherings. The property also benefits from parking space on the driveway, adding to the ease of living in this delightful home.

Situated in an ideal location, this residence is close to reputable schools, excellent transport links, and a variety of local amenities, making it a perfect choice for families. This property truly combines spacious living with practicality, making it a must-see for those looking to settle in Brighouse.

## Entrance Hallway

Leading in from the front of the home and providing access to the ground floor accommodation.

## Living Room

A spacious living room with a feature fireplace with marble surround. The living room is open plan at one end to the Orangery.

## Orangery

A stunning orangery which overlooks the rear of the garden. The room is open plan to the living room and kitchen, connecting both areas. With clear glass roofing and ceiling spotlights around the edges, this room provides a lovely space for entertaining guests or enjoying with the family. Underfloor heating means the room can be efficiently heated all year round.

## Kitchen

With white base and wall units providing ample storage space, the kitchen has an integrated dishwasher, double oven, four ring gas hob, stainless steel sink and drainer.

## Utility Room

Adding practicality to the home and leading from the kitchen, the utility provides external access to the side of the home. White cupboards match the kitchen units and include an integrated fridge freezer. There is also space for a washing machine.

## Study

Overlooking the front of the home the study / second reception room provides a flexible space as a home office, snug or gaming room.

## W/C

A downstairs w/c with a sink.

## Garage

Ideal storage or parking space the garage is currently used as a home gym.

## Bedroom One

A well sized double bedroom overlooking the rear garden with access to the en-suite.

## En-Suite

With a shower, sink and w/c, the en-suite is accessed from the master bedroom and has white tiling.

## Bedroom Two

A well sized bedroom overlooking the front of the property with the added benefit of storage over the staircase.

## Bedroom Three

Overlooking the rear of the property with fitted wardrobes, bedroom three is presented in a lime green colour scheme.

## Bedroom Four

Bedroom four overlooks the front of the home with a light and neutral colour scheme.

## Bathroom

With white tiling, a bath tub, over bath shower, sink and w/c.

## External

To the front of the home is a driveway for two cars and a path leading up to the home with a lawned area to each side. To the rear is a private lawned garden and patio area.

## Directions

For Satnav please use the postcode HD6 3EQ

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if

you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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Road Map



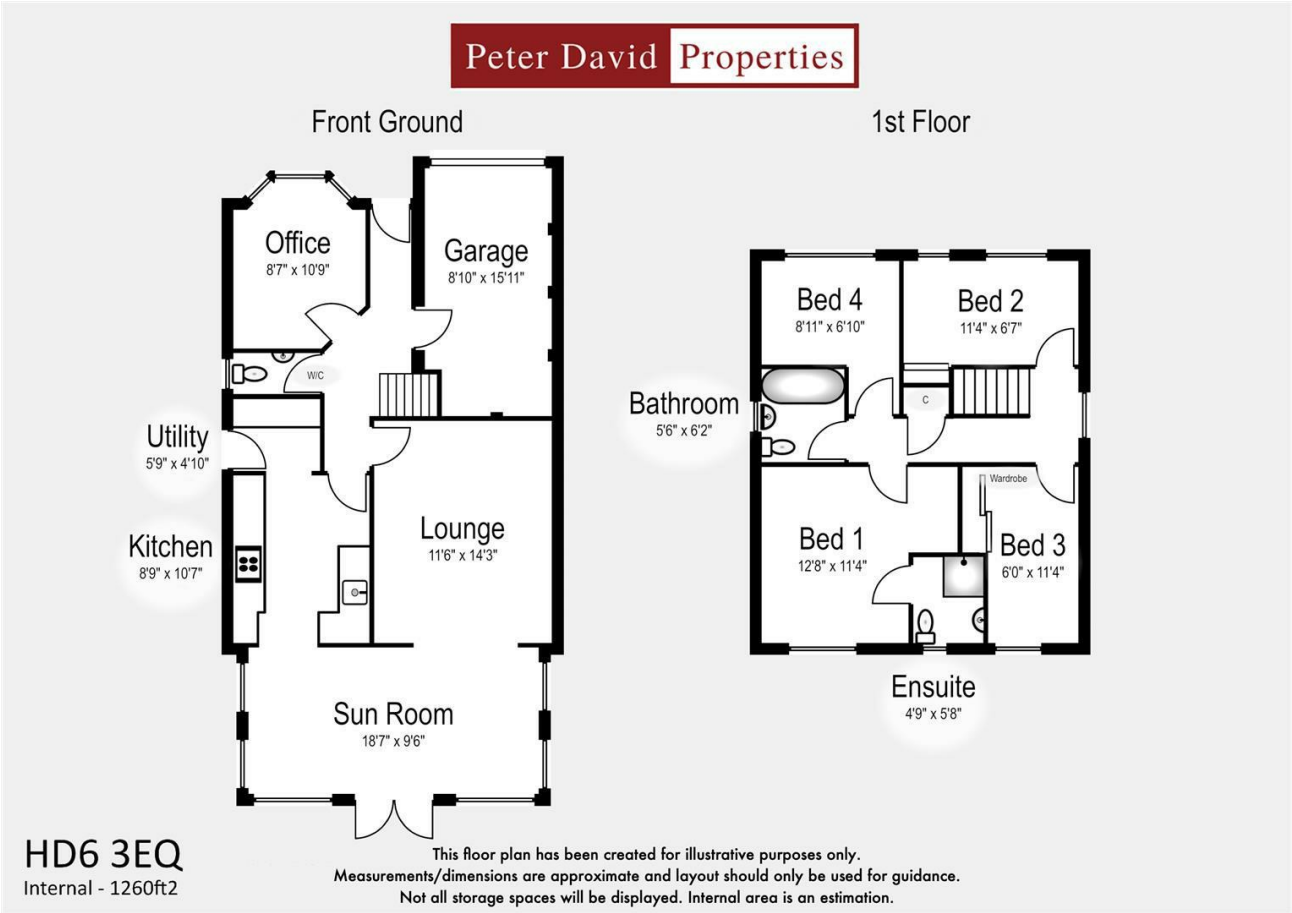
Hybrid Map



Terrain Map



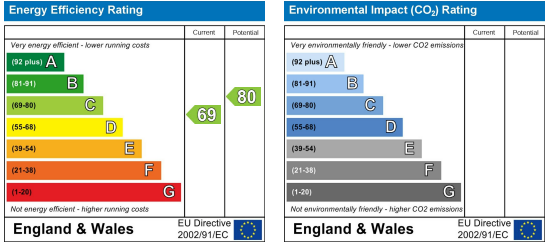
Floor Plan



Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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