







#### ENTRANCE HALL

The large welcoming entrance hall has doors leading to all downstairs rooms which offers a wealth of living space. Stairs rise to the first floor. There is a useful under stairs storage cupboard. High quality wood effect laminate flooring.

#### KITCHEN

The kitchen is well fitted to an exceptional standard, it comprises, a good range of floor and eye level units with cupboards and drawers with shaker style doors. Integrated appliances include; fridge, freezer, gas hob, extractor fan, double oven, washing machine and dishwasher. White worktops with a one and a half bowl chrome sink and drainer unit with a window behind.

#### DINING AREA

The dining area offers a large space for a dining room table. Modern and sociable in layout being open plan into the kitchen it is perfect for entertaining. A bright area with a vaulted ceiling with two velux skylights and patio doors opening into the garden. If a formal dining room is desired then the play room can be used as a dining room.

#### LIVING ROOM

A bright and airy dual aspect living room with patio doors opening into the garden and windows to the side aspect. A good size living area for the growing family.

#### STUDY

With modern living likely to involve some working from home, this home office is the perfect space for that. A very nice size work area with room for a large desk and further office furniture. Window to the side aspect.

#### FAMILY ROOM

The family room is a spacious room currently being used as a second living room. It is ideal to be used as a play room, family room or dining room if required. Large window to the front aspect.

#### WC

The downstairs cloakroom benefits from half tiled walls and is fitted with a low level WC and a wash basin with chrome mixer taps. Wood effect laminate flooring.



### LANDING

A spacious galleried landing that is definitely a feature of this family home. Doors lead to all of the bedrooms and the family bathroom. Large airing cupboard housing the water cylinder and offering storage.

### MASTER BEDROOM

The master bedroom suite is a substantial double bedroom with an ensuite and dressing area with his and hers wardrobes. Window to the front aspect flooding the room with light.

### ENSUITE

The en-suite is beautifully fitted comprising the three-piece suite including the large fully tiled shower cubicle with glass sliding doors, low level WC and wash basin with chrome mixer taps. Modern tiled flooring, the walls are half tiled and there is a wall mounted heated towel rail and mirror. There is a frosted window with fitted venetian blinds.

### BEDROOM TWO

Bedroom two is a further spacious double bedroom benefitting from fitted triple wardrobes. There is a large window to the rear aspect facing south looking over the garden.

### ENSUITE

The ensuite is fitted with a fully tiled double walk in shower cubicle with glass sliding doors, low level WC and a wash basin with chrome mixer tap. Large tiled flooring, half tiled walls and a wall mounted heated towel rail. Frosted window to the rear.

### BEDROOM THREE

The third bedroom is a further spacious double bedroom benefitting from double built in wardrobes with sliding doors. South facing window looking over the garden.

### BEDROOM FOUR

The fourth bedroom is a good size single bedroom with a window that looks over the garden. Benefitting from built in wardrobes.

### FAMILY BATHROOM

Much like the other bathrooms in the property, the family bathroom is very contemporary with modern grey tiling to the walls and floor. The bathroom is made up of a three piece suite including; low level WC, wash basin with chrome mixer taps and a paneled bath. Wall mounted heated towel rail and large mirror.



### GARDEN

The south facing garden is private and benefits from trees to the borders providing seclusion. There is a large patio accessed from the kitchen and living room that is ideal for summer BBQ's. Mainly laid to lawn. There is a space behind the garage that would be ideal for storage or creating a further seating area.

### GARAGE

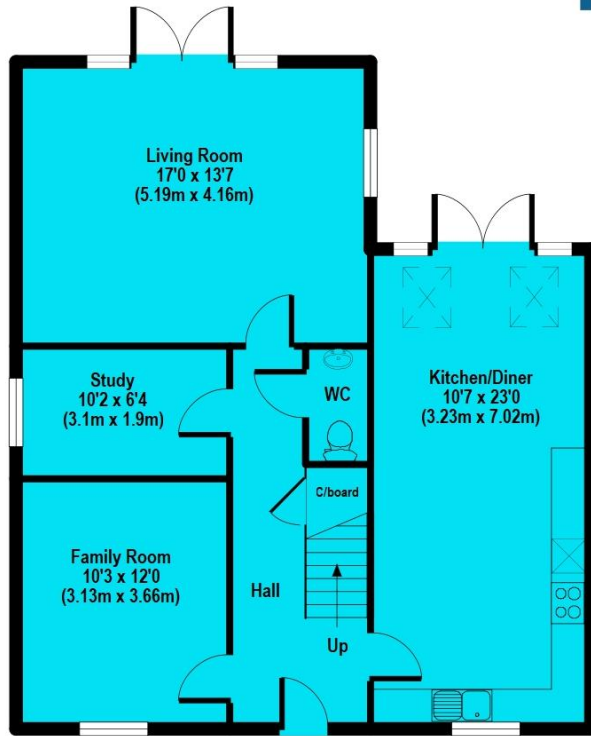
The property benefits from a one and a half width garage with power, lighting and up and over door.

### DRIVEWAY

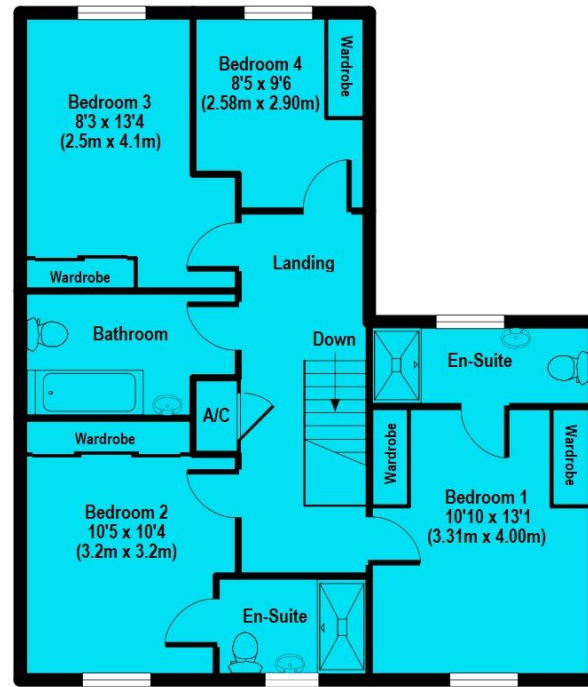
Block paved driveway providing off road parking for three vehicles.







Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 1522 sq. ft / 142 sq. m

**Brook Farm Close**

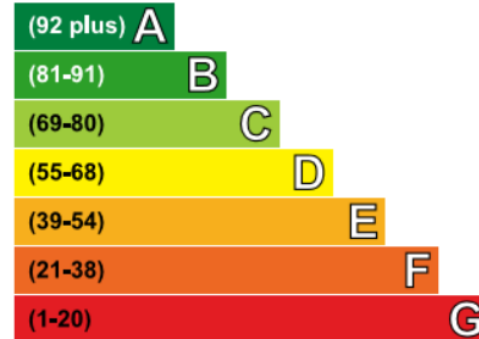
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Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
78	88

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