







# 10 Brooklands Drive

Goostrey

An immaculate 4-bed detached house in quiet cul-de-sac. Modern bath, ample living space including 2 reception rooms, utility room, and breakfast kitchen. Stunning rear garden with panoramic views. Driveway, garage, no chain. Ideal family home.

Council Tax band: F

Tenure: Freehold

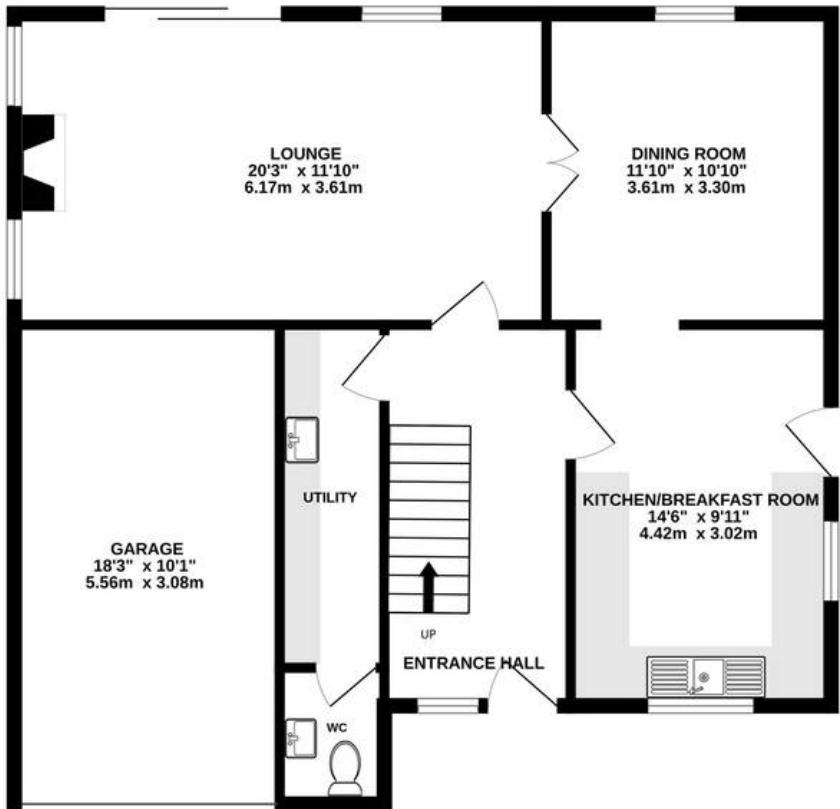
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

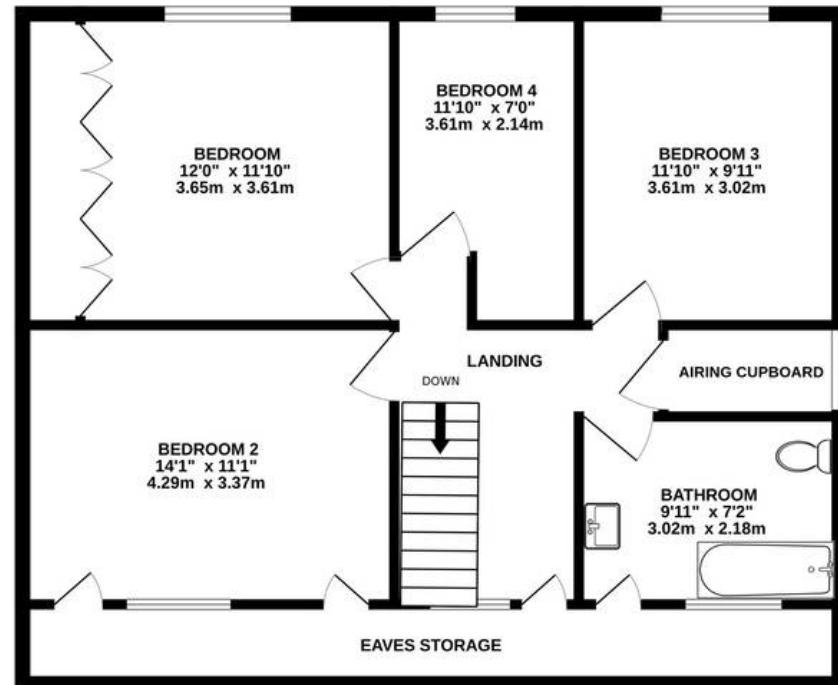
- Quiet cul-de-sac position
- Immaculate presentation throughout
- Ideal location and accommodation for a growing family
- Four well-proportioned bedrooms, a modern four piece family bathroom and downstairs WC
- Breakfast kitchen plus two generous reception rooms and a utility room
- Wonderful rear garden with stunning panoramic views



GROUND FLOOR  
865 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 1657 sq.ft. (154.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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