



An exceptional four bedroom detached family home which is situated in a cul-de-sac location with spacious accommodation throughout and four double bedrooms. This well proportioned property offers accommodation comprising of entrance hallway, lounge, dining room, kitchen/breakfast room, utility, cloak/WC, study/playroom, landing, four double bedrooms, en suite to master bedroom and bathroom/WC. Externally the property has well maintained gardens to both front and rear in addition to ample on site parking with double driveway, storage area as the garage has been converted into a study/playroom and benefits from gas central heating and uPVC double glazing. The property is situated on Bramley Green which is a modern development of detached properties and is within easy access of local amenities, bus routes, shops and schools.

**Meridian Way, Bramley Green, TS18 4QH**  
**4 Bed - House - Detached**  
**Or Nearest Offer £240,000**

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### Entrance Hallway

Via front entrance door with doors leading into lounge, study/playroom and dining area, solid wood flooring.

### LOUNGE

**15'4" x 13'8" (4.67 x 4.17)**

uPVC double glazed bay window to the front elevation, double radiator, wall mounted electric fire.

### DINING AREA

**17'8" x 8'8" (5.38m x 2.64m)**

uPVC double glazed french doors leading to the rear garden, laminate flooring, single radiator, leading through to family area into kitchen.

### FAMILY AREA

With french doors leading to the side paved patio, uPVC double glazed picture window to the rear elevation, laminate flooring, leading through to kitchen.

### STUDY/PLAY ROOM

**16'8" x 8'4" (5.08m x 2.54m)**

With the former garage converted into a useful study/playroom with fitted sliding mirrored wardrobes providing useful storage with power and lighting points.

### KITCHEN

**16'2" x 9'6" (4.93 x 2.90)**

A modern and stylish fitted kitchen with an excellent range of wall floor and drawer units incorporating a gas hob with extractor hood over hob, built in electric oven, worktop with inset one and a half bowl stainless steel sink unit with mixer tap and single drainer, breakfast bar, double radiator, laminate flooring, LED floor lighting, uPVC double glazed window to the rear elevation, door leading to utility

### UTILITY

With plumbing for washing machine, space for fridge freezer, door leading to cloaks/WC

### CLOAKS/WC

With low level WC, pedestal wash hand basin, single radiator.

### LANDING

Which is approached via stairs from dining area with doors leading to bedrooms 1,2,3,4, bathroom/WC and built in airing cupboard with shelving.

### BEDROOM ONE

**11'10" x 11'4" (3.61m x 3.45m)**

uPVC double glazed window to the front elevation, single radiator, fitted wardrobes with drawer units and space for TV, door leading to en suite.



### EN SUITE

With double shower cubicle with shower, pedestal wash hand basin, low level WC, uPVC double glazed window to the side elevation, single radiator.

### BEDROOM TWO

**14'4x 9'6" (4.27m x 2.90m)**

uPVC double glazed window to the rear elevation, single radiator, fitted wardrobes with drawer units.

### BEDROOM THREE

**10'5" x 9'5" (3.18 x 2.87)**

uPVC double glazed window to the rear elevation, single radiator.

### BEDROOM FOUR

**11'3" x 7'8" (3.43 x 2.34)**

uPVC double glazed window to the front elevation, single radiator.

### BATHROOM/WC

With bathroom suite comprising of bath with mixer tap and hand held shower attachment and splash screen, pedestal wash hand basin, low level WC, single radiator, uPVC double glazed window to the front elevation.

### OUTSIDE

To the front there is a double width tarmac driveway which in turn leads to a former single garage which is now a storage area to the front. The front also has a laid to lawn garden which is stocked with various plants and shrubs with access to the side which via paved footpath and timber gate leads to the rear garden. The rear garden has a good size laid to lawn area, timber gated access from the side, the garden is enclosed by timber fencing with a paved patio area adjacent to the french doors from the family area and dining area. The very useful storage shed which is fixed to the side of the property, in addition to a recently built summer house which has power.

### STORAGE AREA

**8'4 x 4'0 (2.54m x 1.22m)**

With manual up and over door and useful storage space. The rear part of the former garage is now study/playroom.







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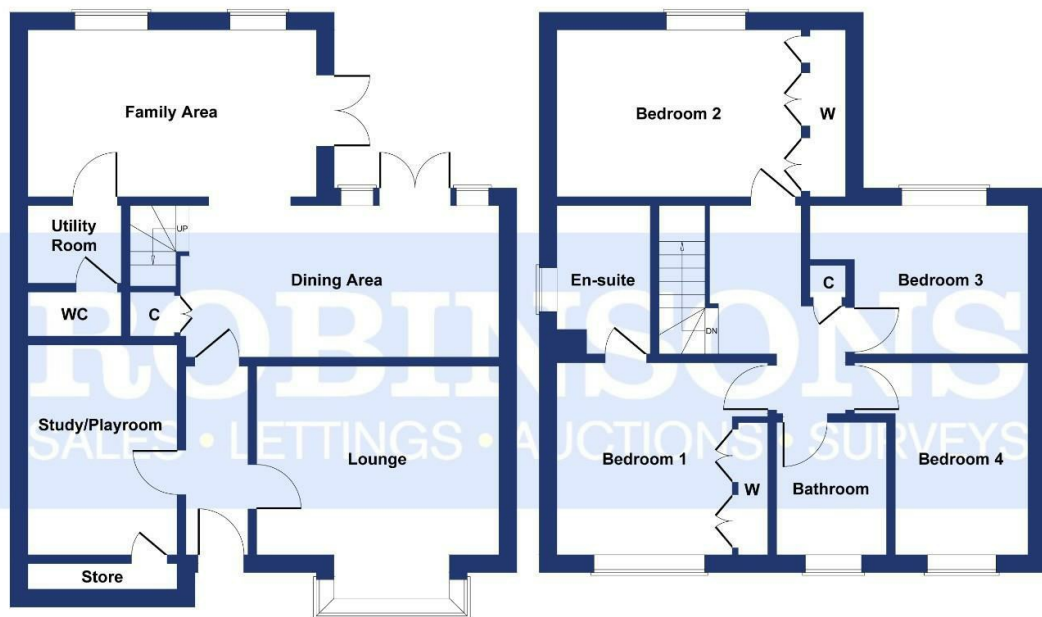
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## Meridian Way



GROUND FLOOR

FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
| 78                       | 88        |

| Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|
| Current  | Potential |
|  |           |

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