



• 4 Bedrooms

• Master En-suite Shower Room/WC

• Garage

• Very Well Presented

• Lounge

• Family Bathroom/WC

• Driveway Parking

• Dining Kitchen

• Cloakroom/WC

• Rear Garden

A well presented and deceptively spacious 4 bedroomed semi detached townhouse with flexible family accommodation set over 3 floors. The Reception Hall has a polished tiled floor, built in storage cupboard and Cloakroom/WC with low level WC, corner pedestal wash basin, tiled floor, decorative wall panelling and window to side.

The Dining Kitchen is fitted with a range of wall and base units with inset sink unit, built in electric oven, gas hob with extractor hood over, integrated fridge freezer and plumbing for washing machine and tumble dryer. Stairs lead from the hall to the First Floor Landing, The Lounge is to the rear and has feature wood panelling and French doors opening to a Juliette balcony. Bedroom 3 is to the front. The family Bathroom/WC is fitted with a low level WC, pedestal wash basin and panelled bath, half tiled walls and tiled floor. Stairs lead to the Second Floor Landing with airing cupboard. Bedroom 1 is to the front and features En-Suite Shower/WC with low level WC, pedestal wash basin, tiled shower cubicle with mains shower. Bedroom 2 and 4 are to the rear.

Externally, there is driveway parking for two vehicles and access to the integrated garage.

Brookville Crescent is well placed for local amenities, as well as road and public transport links into the city and has good access to the A1 and A69.

#### **Entrance Hall**

#### **Cloaks/WC**

**Dining Kitchen 15'9" x 10'3" (4.813 x 3.147)**

#### **Garage**

#### **First Floor Landing**

**Lounge 15'9" x 10'3" (4.804 x 3.136)**

**Bathroom/WC 8'6" x 5'7" (2.599 x 1.703)**

**Bedroom 3 9'5" x 8'6" (2.882 x 2.598)**

#### **Second Floor Landing**

**Bedroom 1 8'5" x 8'6" (2.580 x 2.603)**

#### **Master En-suite/WC**

**Bedroom 2 11'3" x 8'6" (3.446 x 2.603)**

**Bedroom 4 7'0" x 6'11" (2.146 x 2.128)**





Energy Performance: Current B Potential B

Council Tax Band: C

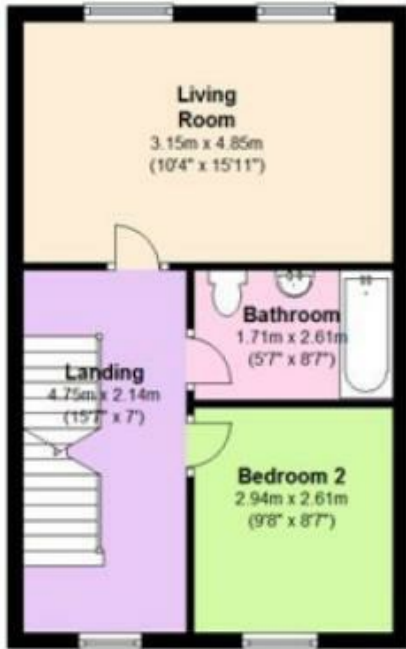
Distance from School:

Distance from Metro:

Distance from Village Centre:

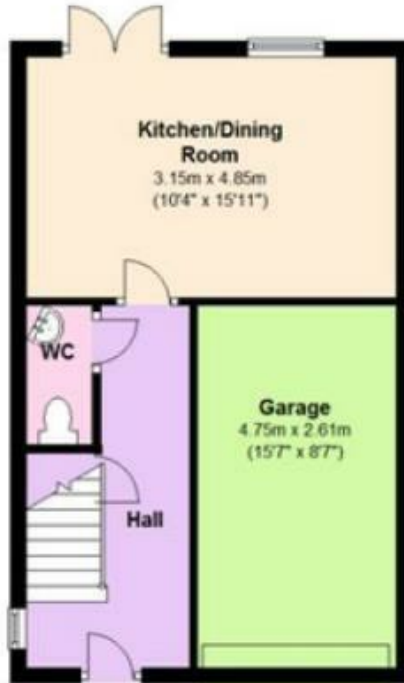
### Ground Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



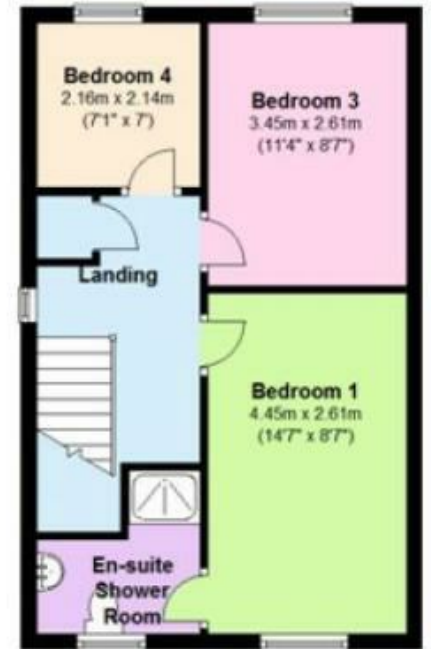
### Basement

Approx. 38.8 sq. metres (417.3 sq. feet)



### First Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.