



67 Old Farm Way, Brayton

£255,000

- Detached House
- Kitchen & Utility Area
- En-Suite Facilities
- EER TBC
- Ground floor wc
- Garden Room
- House Bathroom
- Spacious Lounge
- 3 Double Bedrooms
- Private Rear Garden

Occasionally a property of such high quality and immaculately presented comes to the market and the sale of this property provides one of those increasingly rare opportunities. The property has been cared for and continuously maintained in the 17 years the present owners have lived there and during this time they have created additional living space by converting the garage into an office/snug and a garden room adjoining the rear elevation.

On entering the property the entrance hall in turns gives access to a downstairs w.c having a hand wash basin and low flush toilet. The garage conversion was completed in 2004 by the present owners to provide that extra living space to accommodate a home office or snug depending on the individuals requirements.

There is a spacious lounge having an attractive electric fire set within a fire place surround and a double glazed window to the front elevation. The lounge merges into a formal dining room having sufficient space for appropriate dining room furniture.

The kitchen boasts a range of wall and base units to three sides incorporating a stainless steel sink unit and drainer and a 4 ring gas hob with extractor hood over. Furthermore, there is a built in electric oven and recess space for a washing machine and dishwasher. Located off the kitchen is a converted utility area having worktops and recess for a washing machine and tumble dryer. There is a useful understairs storage cupboard and rear door access to the garden and beyond.

The ground floor accommodation is completed by a garden room extension adjoining the property's rear elevation. The present owners had a brand new pitched roof and surrounding double glazed windows fitted in 2015. The garden room has a pair of french doors connecting with the outdoor patio area and underfloor heating.

To the first floor there are three well-proportioned double bedrooms all benefitting from a double glazed window and central heating radiator. The master bedroom is located to the rear of the property and is complemented by a stunning wet room style en suite. There is a walk in shower with surrounding glass, low flush toilet, hand wash basin and a chrome heated towel rail.

The house bathroom has modern full height tiling and an inset bath with shower attachment over. In addition, there is a pedestal hand wash basin, low flush w.c and double glazed window.

Externally the property is tucked away in a private cul-de-sac position off Old Farm Way. The front driveway was hugely improved in 2019 by the present owners who have re-tarmaced the driveway and bricked borders. There is sufficient off street parking for three motor vehicles. A pathway runs alongside the property to the rear garden which opens out to an enclosed and private space. The garden is predominantly laid to lawn with fenced and established tree borders providing privacy.

A flagged pathway continues to the rear garden where a large shed will be found. The shed has electric and lighting and is included within the sale.

This property is likely to appeal to first time buyers, small families and even those looking to downsize.

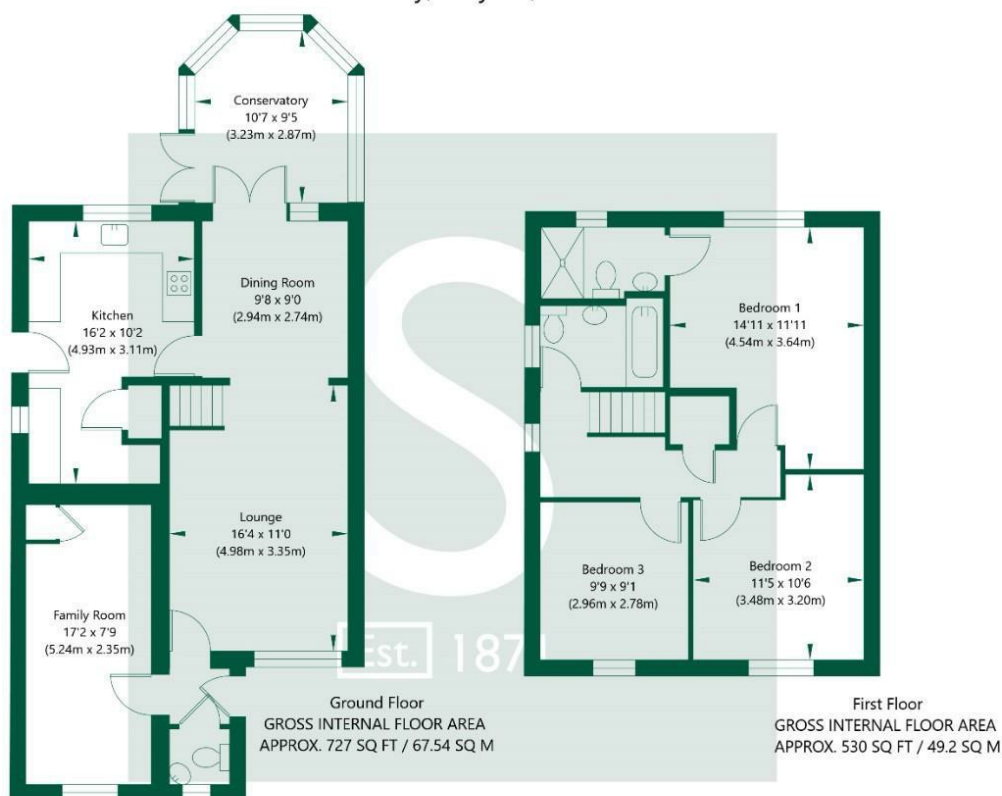
All viewings are strictly via appointment only. Call now to arrange a viewing 01757 706707.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

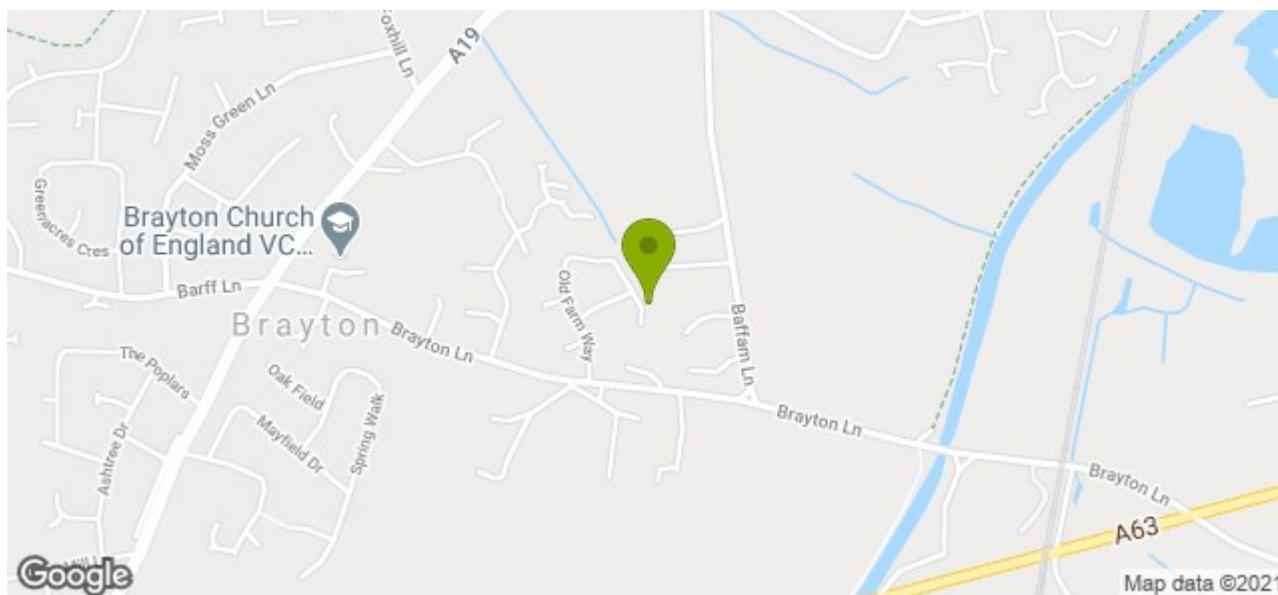




Old Farm Way, Brayton, YO8 9SZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1257 SQ FT / 116.74 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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