





A BEAUTIFUL WELL PROPORTIONED THREE BEDROOM MODERN MID TOWN HOUSE IN BRANTON. This stunning home has been cherished by the current owner and finished to a high standard throughout. The decor is fabulous and any buyer would be proud to own this home in a much sought after location. The property in brief comprises of entrance hall, living room, WC, open plan kitchen/diner with bi folding doors to the garden, landing, master bedroom with ensuite, two further spacious bedrooms, bathroom, front garden, rear garden and two allocated parking spaces. **A SUPERB HOUSE IN A WONDERFUL LOCATION.**

ENTRANCE PORCH

3' 9" x 3' 8" (1.15m x 1.13m) This lovely family home within Branton is accessed via the front facing double glazed frosted door to the entrance porch area benefitting from tiled flooring, radiator, spotlights to the ceiling, side facing double glazed window and a door leading to the main open plan reception space.

LIVING ROOM

16' 6" x 15' 7" (5.03m x 4.75m) A fabulous room that is bright and welcoming with two front facing double glazed windows, tiled flooring, two radiators, stairs to the first floor landing, storage cupboard beneath the stairs which offers power point and space for a tumble dryer.

WC

2' 9" x 6' 7" (0.86m x 2.01m) Accessed via the kitchen and comprises of a low flush WC, wash hand basin within a vanity unit, tiled flooring, heated towel radiator and an extractor fan.



KITCHEN/DINER

15' 4" x 15' 7" (4.69m x 4.75m reducing to 3.75m) The main selling feature of this property is the delightful open plan kitchen/diner with rear facing double glazed bi-folding doors to the garden, modern cream finished kitchen benefitting from fitted units at eye and base level, waterfall edge surfaces with matching splash backs, incorporating a single bowl sink with drainer unit, four ring gas hob with extractor above, single electric oven, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, tiled flooring throughout and a radiator.

STAIRS

The stairs are positioned within the living room, leading to the first floor landing.

LANDING

6' 4" x 9' 5" (1.95m x 2.88m) Providing access to all bedrooms and bathroom, plus benefits from a storage cupboard, radiator and a loft access point with drop down ladder.

MASTER BEDROOM

16' 0" x 8' 9" (4.88m x 2.67m) A spacious master bedroom with rear facing double glazed window overlooking the garden, fitted mirror fronted wardrobes, radiator and a door to the ensuite shower room.

ENSUITE

6' 5" x 4' 7" (1.97m x 1.40m) A nicely presented ensuite shower room comprising of a low flush WC, wash hand basin within a vanity unit, corner shower cubicle with electric shower unit above, tiled flooring, partially tiled walls, spotlights to the ceiling, extractor fan and a rear facing double glazed frosted window.







BEDROOM

14' 5" x 8' 9" (4.41m x 2.67m) Another great double bedroom located to the front of the property with front facing double glazed window, radiator and fitted wardrobes with mirror fronts.

BEDROOM

8' 11" x 6' 4" (2.74m x 1.95m) The third bedroom although a single is also spacious with front facing double glazed window, radiator and storage cupboard above the stairs.

BATHROOM

5' 10" x 5' 9" (1.80m x 1.77m) A wonderful modern bathroom comprising of a low flush WC, wash hand basin within a vanity unit, bath with shower screen mounted above, dual shower head, heated towel radiator, tiled flooring, partially tiled walls, spotlights to the ceiling and an extractor fan.



FRONT GARDEN

This definitely offers kerb appeal with wrought iron style railings surrounding the lawned front garden and a paved path leading to the front door.

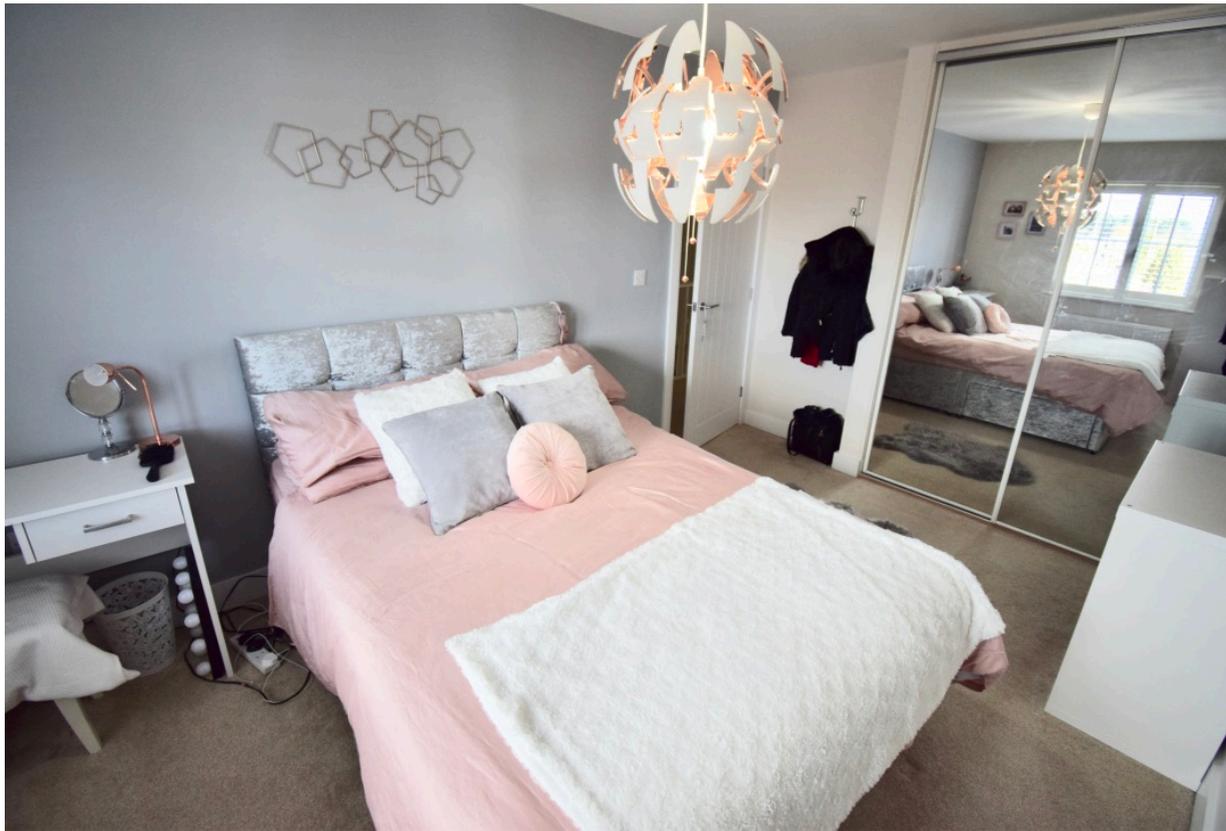
REAR GARDEN

A beautifully landscaped garden with astro turf central area, generous paved patio perfect for enjoying those sunny days, fence enclosure offers privacy, rear access gate to the off street parking area behind and a shed for storage.

ALLOCATED PARKING SPACES

Benefits from two allocated parking spaces behind the property.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		98
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	