





OCCUPYING A CUL DE SAC LOCATION IN BRANTON, IS THIS THREE BEDROOM SEMI DETACHED WITH CONSERVATORY. A lovely little spot on Langton Gardens in a very popular village, offering spacious family accommodation that has been extended to the rear with a conservatory. This delightful home briefly comprises of entrance hall, living room, open plan kitchen/dining area, conservatory, stairs, landing, three bedrooms, bathroom, front/rear gardens, driveway and a garage. **LOCATION, LOCATION, LOCATION.**

ENTRANCE HALL

12' 3" x 6' 4" (3.75m x 1.94m) On entering this fabulous family home you will not be disappointed by the presentation, the front facing double glazed frosted door leads to the entrance hallway with stairs to the first floor landing, storage cupboard beneath the stairs, radiator, laminate flooring, further storage cupboard and coving to the ceiling.

LIVING ROOM

11' 7" x 13' 9" (3.55m x 4.20m) A lovely cosy living space overlooking the tree lined cut de sac, with front facing double glazed window, radiator, coal effect feature fireplace and a decorative surround, television point and coving to the ceiling.

KITCHEN/DINER

18' 6" x 9' 6" (5.64m x 2.91m) The perfect family entertaining space with double glazed sliding doors to the conservatory, rear facing double glazed door to the garden, side facing double glazed window, rear facing double glazed window, modern fitted kitchen units at eye and base level with work surfaces incorporating a single and half bowl sink with drainer, four ring gas hob with extractor hood above,



electric oven, space for a fridge/freezer, plumbing for a washing machine, integrated dishwasher and two radiators.

CONSERVATORY

10' 2" x 9' 7" (3.12m x 2.94m) A welcomed addition to this already spacious family home benefitting from views over the garden via the rear/side facing double glazed windows, side facing double glazed French doors, radiator, laminate flooring and a ceiling fan.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

7' 10" x 5' 4" (2.39m x 1.65m) Benefitting from a side facing double glazed window, storage cupboard, coving to the ceiling and a loft access point.

BEDROOM

12' 11" x 9' 9" (3.94m x 2.99m) The largest double is located to the front of the property with front facing double glazed window, radiator, coving to the ceiling, fitted wardrobes and cupboards.

BEDROOM

10' 2" x 10' 9" (3.11m x 3.28m) The second double bedroom overlooks the rear gardens via the rear facing double glazed window, radiator, coving to the ceiling, fitted wardrobes and cupboards.

BEDROOM

7' 10" x 9' 11" (2.40m x 3.03m) The third bedroom is once again spacious, it benefits from fitted wardrobes/storage cupboards, with front facing double glazed window, radiator and coving to the ceiling.



BATHROOM

7' 10" x 5' 4" (2.40m x 1.65m) Beautifully presented bathroom comprising of a three piece suite, with low flush WC, wash hand basin, p-shaped bath with shower screen mounted above, electric shower unit is wall mounted, tiled walls, heated towel radiator, wall mounted mirror with lighting, rear facing double glazed frosted window and a side facing double glazed frosted window.







FRONT GARDEN

Small laid to lawn area, raised rockery with gravel top and shrubs, plus open access to the driveway.

DRIVEWAY

Providing off street parking for at least two cars on the paved area to the side of the property, leading to the single garage at the rear.

GARAGE

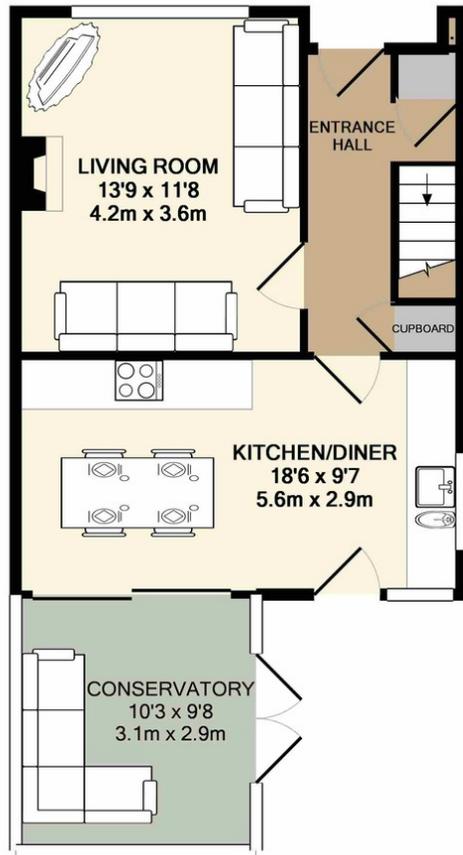
Single garage with up and over door.



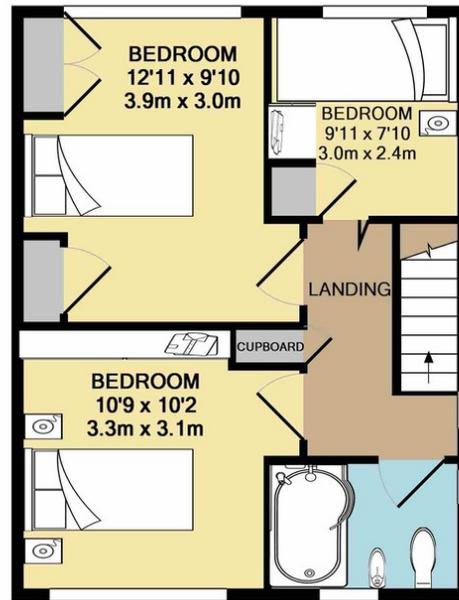
REAR GARDEN

A wonderful enclosed space which is mainly laid to lawn with a paved patio/path, side access door to the garage and a side access gate to the driveway.





GROUND FLOOR
APPROX. FLOOR
AREA 512 SQ.FT.
(47.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 932 SQ.FT. (86.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

