

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Brambling Way, Lowton

Situated within a modern development and in a cul de sac location is this spacious four bedroom detached family home offering very attractive accommodation throughout with off road parking, integral garage and gardens to the front and rear

**Offers Over £325,000**

In further the accommodation comprises :

## GROUND FLOOR :

### ENTRANCE HALLWAY

Wooden Flooring. Radiator.

### CLOAKROOM

Vanity unit wash hand basin. Low level WC. Radiator.

### LOUNGE 17'2" (max) x 11'6" (max) (5.23 (max) x 3.51 (max))

Bay Window. Attractive Fireplace with inset fire and Surround. TV Point. Radiator.

### DINING ROOM 11'8" (max) x 9'0" (max) (3.56 (max) x 2.74 (max))



Radiator. Patio door to rear garden.

### FAMILY KITCHEN 14'1" (max) x 10'5" (max) (4.29 (max) x 3.18 (max))



Stunning modern kitchen with wall and base cupboards. Granite work surfaces. Inset sink with mixer tap. American Fridge. Rangemaster Gas Cooker and Extractor Hood. Integrated appliances include wine cooler; microwave and dishwasher. Feature spot lights to foot pelmet. Spot lights to

ceiling. Wall mounted TV Point. Ceramic tiled floor. Door to outside.

### GARAGE 17'5" (max) x 7'6" (max) (5.31 (max) x 2.29 (max))

Up and over door. Side personal door.

## FIRST FLOOR :

### LANDING



### MASTER BEDROOM 14'9" (max) x 9'5" (max) (4.50 (max) x 2.87 (max))



Fully fitted Wardrobes. Radiator. Wall mounted TV Point. Wooden flooring. Inset spot lights to ceiling.

## EN-SUITE



Large Shower cubicle. Oak cabinet style vanity wash hand basin. Low level WC. Fully tiled walls and ceramic tiled floor. Heated Towel Radiator.

**BEDROOM 12'2" (max) x 8'3" (max) (3.71 (max) x 2.51 (max))**



Fully fitted Wardrobes. Radiator. Wall mounted TV Point.

## EN-SUITE.



Shower cubicle. Pedestal wash hand basin. Low level Wc. Heated Towel Radiator. Fully tiled walls and ceramic tiled floor.

**BEDROOM 9'7" (max) x 8'5" (max) (2.92 (max) x 2.57 (max))**



Fitted Wardrobes. Radiator. Wooden flooring. Used by the seller as a Study.

**BEDROOM 8'6" (max) x 6'4" (max) (2.59 (max) x 1.93 (max))**



Radiator.

### **BATHROOM**



Panelled bath. Oak cabinet style vanity wash hand basin. Low level WC. Fully tiled walls and ceramic tiled floor. Heated Towel Radiator.

### **OUTSIDE :**

#### **PARKING**

The property is approached over an entrance driveway which provides off road parking to the front.

### **GARDENS**



To the front and rear. Front garden with lawn and planted borders. Private rear garden with paved patio area and lawn.

#### **TENURE :**

To be confirmed.

#### **VIEWING :**

By appointment with the agent as overleaf.

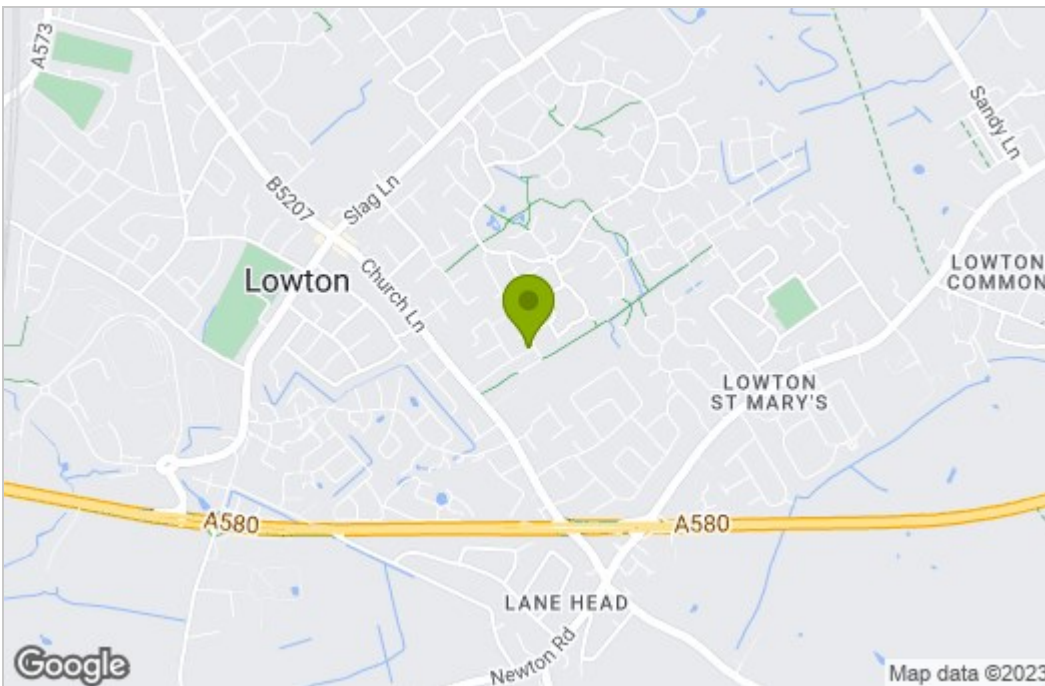
#### **SERVICES (NOT TESTED)**

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

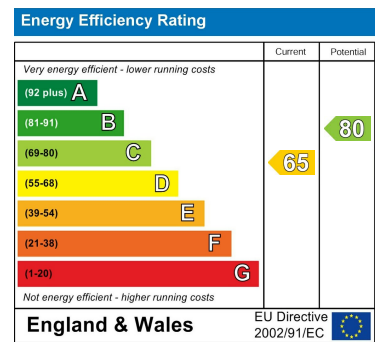
**IF YOU ARE THINKING OF SELLING YOUR PRESENT HOME COOKE & COMPANY WILL BE PLEASED TO PROVIDE A FREE VALUATION WITHOUT OBLIGATION. PLEASE CONTACT SIMON COOKE OR ZOE O'MARA ON 01942 603000.**

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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