



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Kennel Hill, Brigstock NN14

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"Near the Village Edge"

This detached home is located on the periphery of Brigstock with allotments directly behind offering a pleasant view. The village offers a wealth of amenities to include a pub, Village store, doctors, primary school and a picturesque church. The well presented interior benefits from gas central heating and UPVC double glazing to include an entrance hall, guest cloakroom, kitchen/breakfast room with integrated oven and hob and a free flowing living/dining room. Upstairs there is a principal bathroom and three bedrooms, the fourth bedroom has been converted to a shower room but can be changed back if desired. Outside there is a lawned fore garden, private driveway to single garage and a lovely enclosed rear garden.

Living/Dining Room - 6.65m x 3.99m (21'10" x 13'1")

Kitchen/Breakfast Room - 4.34m x 2.49m (14'3" x 8'2")

WC - 2.16m x 0.76m (7'1" x 2'6")

Bedroom One - 3.76m x 3.02m (12'4" x 9'11")

Bedroom Two - 3m x 2.79m (9'10" x 9'2")

Bedroom Three - 3.48m x 2.18m (11'5" x 7'2")

Bathroom - 2.06m x 1.65m (6'9" x 5'5")

Shower Room - 2.51m x 2.16m (8'3" x 7'1")

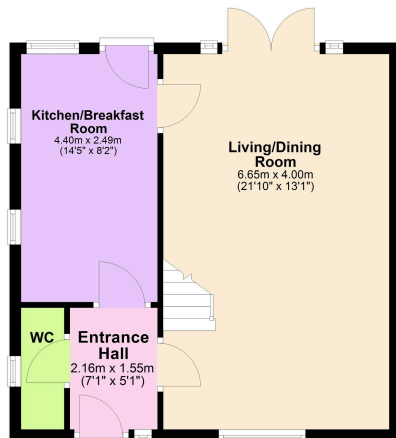




- Gas Central Heating
- UPVC Double Glazed windows
- Living/Dining Room
- Kitchen/Breakfast Room with integrated oven and Hob
- Views Over Allotments To The Rear
- Private Driveway to Garage
- Well Kept Rear Garden
- Three good sized bedrooms
- EPC RATING: PENDING
- COUNCIL TAX: D

Ground Floor

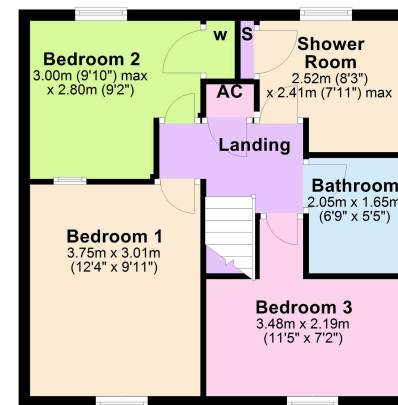
Approx. 43.6 sq. metres (469.6 sq. feet)



Total area: approx. 87.4 sq. metres (940.8 sq. feet)

First Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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