



KIRSTY HODGSON POWERED BY **exp** TM UK

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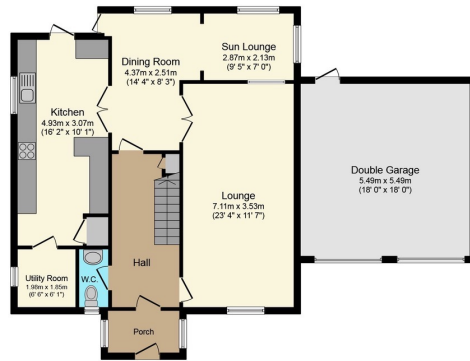
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1 Broomhouse Farm Court
Offers Over £380,000

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Ground Floor

Floor area 114.0 sq. m. (1,227 sq. ft.) approx



First Floor

Floor area 75.0 sq. m. (807 sq. ft.) approx

Total floor area 189.0 sq. m. (2,034 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © ProperBCK



****STUNNING**DOUBLE GARAGE**FOUR BEDROOMS**EXTENDED**SOUTH FACING GARDEN**NO UPPER CHAIN****

This stunning detached family sized home is immaculately presented and is ready to move into with vacant possession and no upper chain. The current owners have installed new gas boiler 2 years ago with a 5 year warranty, in the last few years they have had new bathrooms and downstairs WC installed by Serenity Bathrooms to a high standard as well as quality double glazing in recent years. The kitchen has is also high quality with granite work surfaces, integrated fridge and freezer as well as a 5 burner hob and integrated oven with a handy breakfast bar.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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