



47 Brooks Road | Street | BA16 0PP

FREEHOLD

£394,995



## PROPERTY SUMMARY



This recently extended, semi-detached house presents an exceptional opportunity for families seeking a spacious and versatile home. Boasting four generously sized double bedrooms, including a master bedroom with an ensuite and a dressing room.

Upon entering, you are greeted by a welcoming front reception room, which can also serve as a delightful office space, perfect for those who work from home. The heart of the home is undoubtedly the open plan kitchen and dining area. With its blend of modern living and practical design, this home on Brooks Road is a must-see. Don't miss the chance to make this wonderful house your new home.

### Entrance Hall

Door leading to front reception room, cloakroom and living room. Stairs to first floor.

### Front Reception Room

9'9 x 9'11 (2.97m x 3.02m)

Engineered wooden flooring. Radiator. UPVC double glazed windows to front. Bifolding doors leading to living room.

### Open Plan Living Room/Kitchen/Diner

30'4 x 24'4 (9.25m x 7.42m)

Underfloor heating.

### Kitchen/Diner

A range of wall, drawer and base units with work surfaces over. Ceramic sink with drainer and mixer tap over. Double range cooker with seven ring gas hob and cooker hood over. Integrated dishwasher. Upright fridge/freezer with water dispenser. Breakfast bar. Three velux windows. UPVC double glazed window to rear. Bifolding doors leading to rear garden. Space for dining furniture.

### Living Room

Feature fireplace. Door leading to utility room.

### Utility Room

7'7 x 9'6 (2.31m x 2.90m)

Ceramic sink, drainer and mixer tap over. Space and plumbing for a washing machine. UPVC double glazed window. Wall mounted Worcester boiler.

### Cloakroom

Toilet and sink vanity unit. Tiling to splash prone areas. Storage cupboards.

### Landing

UPVC double glazed window. Storage cupboards. Space for a desk and chair. Doors to bedrooms, one, two, three, four and bathroom.



Semi-Detached Property

Four Double Bedrooms

En Suite

Bathroom

Open Plan Lounge/Diner/Kitchen

Low Maintenance Rear Garden

Driveway With Off Road Parking

Recently Extended

Ideally Situated To Brookside School

Viewing Essential



## INTERESTED IN THIS PROPERTY

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## MORTGAGE ADVICE

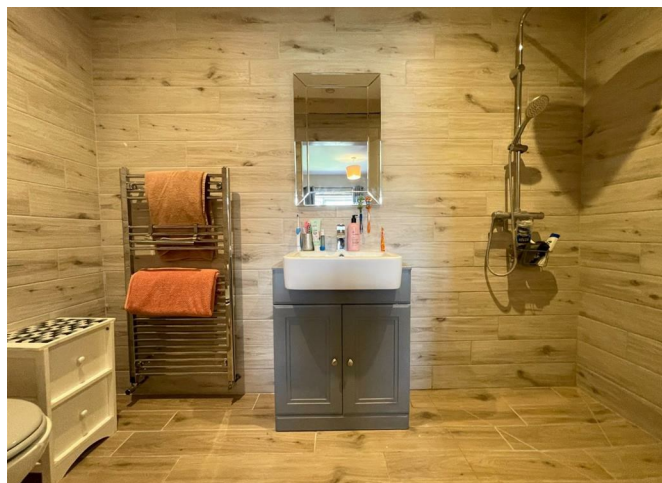
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## Bedroom One

11'8 x 10'1 (3.56m x 3.07m)

Radiator. UPVC double glazed window. Door leading to en suite and door to dressing room.

## En Suite

9'5 x 4'10 (2.87m x 1.47m)

Power shower. Sink with storage under. Low level WC. Heated towel rail. Spotlights. Recess shelving. Extractor fan.

## Dressing Room

6'10 x 3'10 (2.08m x 1.17m)

UPVC double glazed window.

## Bedroom Two

10'4 x 9'8 (3.15m x 2.95m)

Radiator. Two UPVC double glazed windows.

## Bedroom Three

10'2 7'6 (3.10m 2.29m)

Radiator. UPVC double glazed window.

## Bedroom Four

11'3x 10'2 (3.43mx 3.10m)

Radiator. UPVC double glazed window.

## Bathroom

Sink with storage under. Low level WC. Power shower and panelled bath. Floor to ceiling tiling. Heated towel rail. Spotlights.

## Front Of Property

Driveway, providing off road parking for two vehicles. Gate providing access to the rear garden. Garden laid to lawn. Pathway leading to the front door.

## Rear Garden

Low maintenance garden, enclosed with solid wall and wooden fencing. Two patio and entertaining area. Side access.

## Disclaimer

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GROUND FLOOR

1ST FLOOR

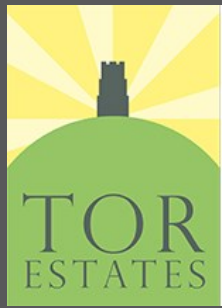


BROOKS ROAD, STREET

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## Energy Efficiency Rating

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



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