



01947 601301



20 BROOK PARK,
BRIGGSWATH

4 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached Stone House with Gardens & Garage
- Dining Room with Tri-Fold Doors onto a Terrace
- Modern Kitchen with Breakfast Bar & Integrated Appliances
- 4 Bedrooms & 2 Bathrooms including an En-Suite
- Gas Central Heating & Double-Glazing Throughout
- Off-Street Parking & Integral Garage

Type: **DETACHED HOUSE**
Availability: **FOR SALE**
Bedrooms: **4**
Bathrooms: **2**
Reception Rooms: **2**
Parking: **DRIVEWAY, GARAGE**
Outside Space: **GARDEN, TERRACE**
Tenure: **FREEHOLD**

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20 BROOK PARK, BRIGGSWATH - 4 bed Detached House - £469,950

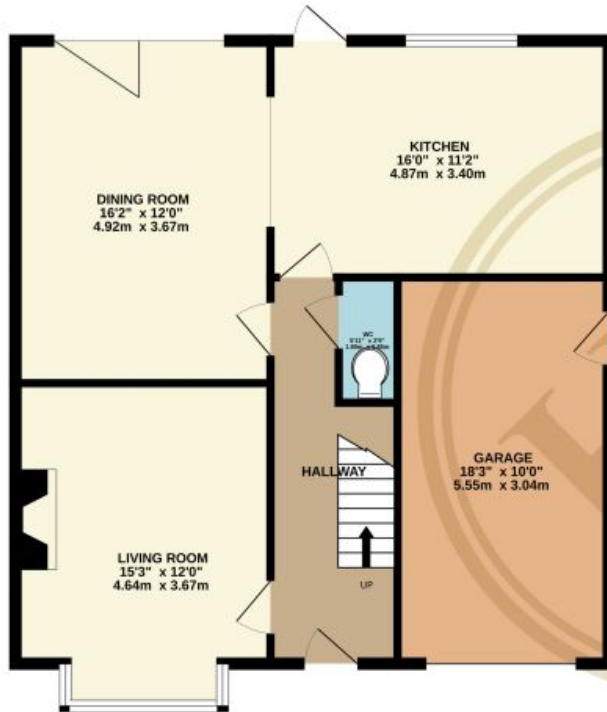


Hope & Braim are delighted to present 20 Brook Park in Briggswath to the market. A detached stone house with contemporary interiors and elevated gardens that have far-reaching views located on the exclusive Carr Hill and close to the coast. The property is a family home with plenty of living space downstairs and four bedrooms and two bathrooms upstairs. There is a lounge at the front of the house that has a large bay window which looks out over the surrounding countryside. At the back there is a second reception room that has tri-fold doors onto a sun terrace plus a large opening that leads through to the kitchen, which has modern cabinets and a breakfast bar. Upstairs there are four bedrooms, all of which are doubles, and one having a full-tiled ensuite shower room, plus there is a family bathroom. This period property has been well-maintained and benefits from having modern gas central heating and double-glazing throughout. Outside there is ample off-street parking on a sloping driveway that also leads to the integral garage. To the rear of the house there is a level sun terrace with steps up to the elevated lawned garden and a summerhouse at the top of the garden with stunning views.

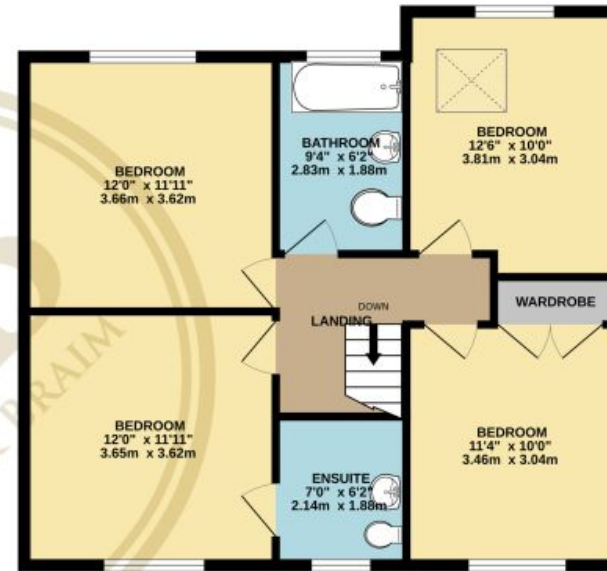


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GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1523 sq.ft. (141.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.
No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.
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