



01947 601301



27 LINDEN CLOSE, BRIGGSWATH

3 BED DETACHED HOUSE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Detached House with a Double Garage
- Open Plan Lounge/Diner with Stunning Views
- Breakfast Kitchen with Integrated Appliances
- Principal Bedroom with Fitted Wardrobes & En-Suite
- 3 Double Bedrooms & 3 Bathrooms
- Gas Central Heating & Double-Glazing Throughout
- Integral Double Garage & Driveway
- Tiered Rear Garden with Terrace & Pagoda

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **3**

Reception Rooms: **1**

Parking: **DOUBLE GARAGE**

Outside Space: **GARDEN, TERRACE**

Tenure: **FREEHOLD**

01947 601301

www.hopeandbraimstateagents.co.uk



27 LINDEN CLOSE, BRIGGSWATH- 3 bed Detached House -£425,000



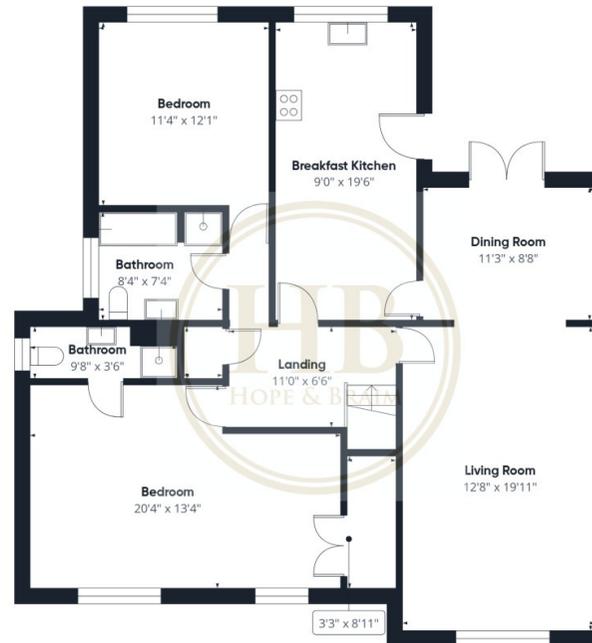
A well-appointed detached house occupying an elevated position on a sloping site, arranged across two floors in a manner that makes excellent use of its setting, with the principal living accommodation on the upper floor commanding views that justify the layout entirely. The upper floor is where the house comes into its own. An open plan lounge and dining room takes full advantage of the outlook, with stunning views forming a backdrop to everyday living. French doors from the dining area open directly onto an outdoor terrace, blurring the boundary between inside and out and providing an immediately accessible space for al fresco dining and entertaining. The breakfast kitchen is fitted with integrated appliances and sits in easy relation to the main living space. Also on the upper floor, the principal bedroom is a well-considered retreat, incorporating fitted wardrobes and en-suite facilities. Another double bedroom has built in wardrobes with two pull down beds plus fitted desk and cabinets, so can be used as a home office or guest bedroom. The family bathroom completes the upper floor accommodation. The ground floor provides a third double bedroom with its own en-suite shower room, a flexible arrangement that lends itself to guest accommodation, a teenager's suite, or a home office. The integral double garage and driveway provide generous parking, whilst to the rear, a tiered garden rises with the site, incorporating a terrace and pagoda that offer further outdoor space at different levels. Gas central heating and double glazing are installed throughout. A thoughtfully designed home that makes a virtue of its elevated position and delivers genuinely impressive views as a result.



27 LINDEN CLOSE, BRIGGSWATH- 3 bed Detached House -£425,000



Floor 0



Floor 1



Approximate total area⁽¹⁾
1804 ft²

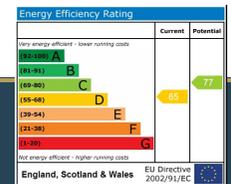
Reduced headroom
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

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.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

