

Brierley

St Martin



Offered to the local market, Cranfords is delighted to present Brierley, a beautifully positioned three double bedroom chalet bungalow set on a generous plot in St Martins, just a short stroll from the village centre. This recently renovated home has benefited from a range of significant upgrades, including a brand-new kitchen, two new bathrooms (one en-suite), and comprehensive improvements to floors, walls, and ceilings throughout. Externally, Brierley features a well-proportioned rear garden and patio area, offering ample scope for a new owner to personalise and enhance. The property currently provides comfortable parking for five to six vehicles, with potential to increase this if required. Subject to planning permission, there is also excellent opportunity to extend the property, further increasing the accommodation, as well as space for the addition of a separate garage. While some minor finishing touches remain, Brierley represents a fantastic opportunity for a growing family to create a home tailored to their own

- ✓ 3 Bedrooms
- ✓ True Move-In Condition
- ✓ Nearby Local Amenities
- ✓ Elevated Plot
- ✓ Large Wrap Around Garden With Sheds
- ✓ TRP 156
- ✓ 2 Bathrooms
- ✓ Sought After Location
- ✓ Situated On A Generous Sized Plot
- ✓ Scope To Extend
- ✓ LR3356

style and vision.



Accommodation

Ground Floor

Entrance Hall

12' 6" x 6' 5" (3.81m x 1.96m)

Lounge

13' 8" x 11' 7" (4.17m x 3.53m)

Bedroom 2

13' 3" x 12' 0" (4.04m x 3.66m)

Bedroom 3

11' 7" x 9' 0" (3.53m x 2.74m)

Family Bathroom

8' 5" x 6' 3" (2.57m x 1.91m)

Kitchen/Diner

Appliances include CDA 5 ring electric hob, Cooke & Lewis single oven, CDA cooker hood, CDA dish washer, Samsung fridge/freezer & Caple wine fridge. 18' 0" x 11' 6" (5.49m x 3.51m)

Utility

Appliances include Bosch washing machine & Bosch tumble dryer. 7' 6" x 5' 3" (2.29m x 1.60m)

First Floor

Master Bedroom

15' 5" x 11' 2" (4.70m x 3.40m)

En-Suite Shower Room

7' 6" x 6' 7" (2.29m x 2.01m)

services

Mains electricity, water and drainage. Oil central heating.

Price Includes

Floor coverings, curtains/blinds, appliances as listed and light fittings.

Possession

By arrangement.

Viewing

Strictly by appointment.

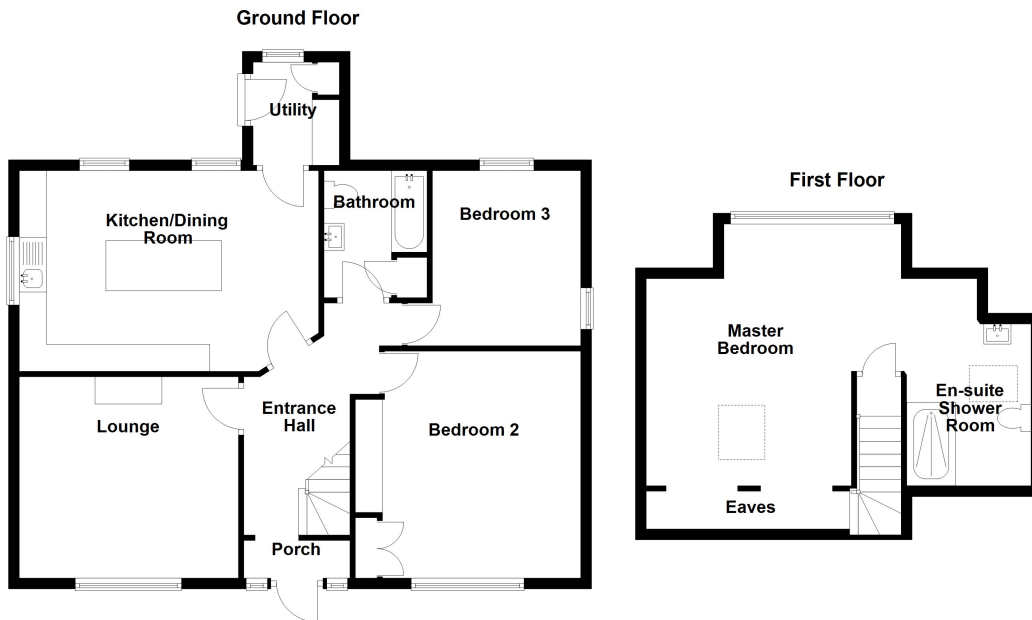
Please Note

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