

£849,000  
Freehold



**Cranfords**  
Estate Agents





### Features

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

## Summary of Property

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 style and vision.

## Room Descriptions

### 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

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

#### Utility

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

### 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

If the recipient of these details should be party to negotiations or actions which seek to include or vary contrary to the interests of GRANFORDS ESTATE AGENCY LTD as selling



## Material Information

**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No





# Floorplan

**PLEASE NOTE:**  
If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.  
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