

# Brendon Grove



Outstanding four bedroom detached property, formerly five bedroom

Sought after Sober Hall location

Generous plot with great frontage and large rear garden

Packed with quality and upgrades

'Master' bedroom with 'Courts' dressing room and full bathroom en-suite

**£365,000**



Multi-Award Wining



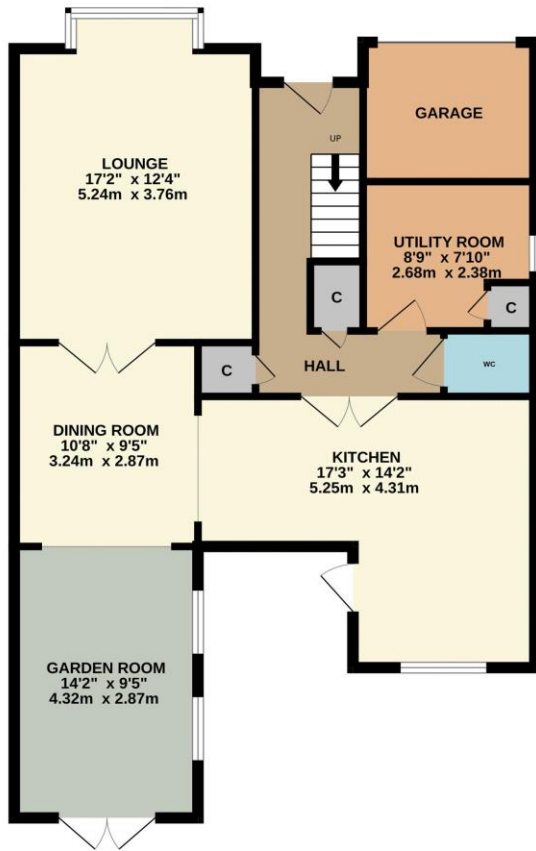


An outstanding family property! Immediately upon entry, you realise the quality that this superb property has to offer, when greeted by the replaced 'Oak & Glass' staircase, complimented by the coordinated internal doors and impressive floorings. Originally five bedrooms, one of which has been 'opened up' to create a larger fourth, and easily reversed, should a new owner choose to do so.

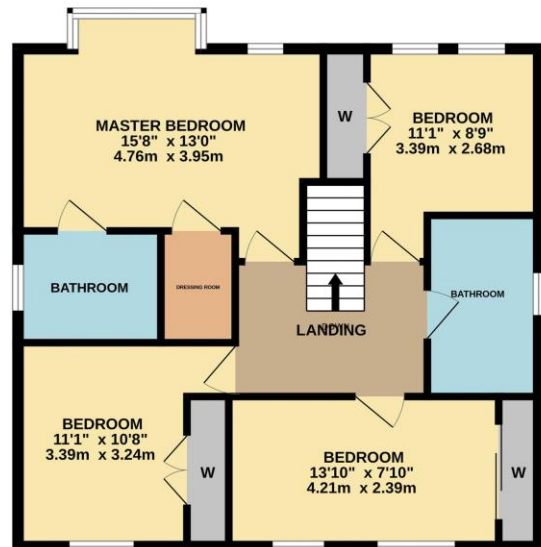
A rear garden room extension has been perfectly executed, significantly enhancing the already spacious ground floor, which now delivers an entrance hall, refitted cloakroom/WC, generous bay-fronted lounge, impressive 'Courts' fitted kitchen which is open-plan to the dining room and in-turn, the garden room. The first floor now delivering four great bedrooms, all of which enjoy fitted robes, 'Master' with superb 'Courts' fitted dressing room and stylish full-bathroom en-suite, separate modern family bathroom. The external aspects are equally as attractive, with a large front drive allowing ample parking, alongside the established front drive toward the garage. Complimented by the fantastic rear gardens, being generous and immaculately kept, boasting a large near end patio, separated to a extensive lawn, separated with dwarf brick-built wall and gate, with a private rear outlook. A section of the garage has been converted to provide a useful ground floor utility space, with the remainder still giving storage. This really is a great home,

Ingleby Homes recommended.

GROUND FLOOR  
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1593 sq.ft. (148.0 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.

Made with Metropix ©2023



# “The Ingleby Barwick Experts”







*An outstanding family property! Immediately upon entry, you realise the quality that this superb property has to offer....*



AGENTS NOTE: Every care has been taken with the preparation of these details, but they are for general guidance only. Measurements and dimensions are approximate, and any fixtures or fittings shown in photography does not infer that they are to be included within the sale. The agent has not tested any appliances or supplies and professional verification of these should be sought prior to purchase if required. These