



16a Barff Lane, Brayton

£225,000

Perfectly located in the sought after village of Brayton, this two bedroomed detached bungalow is complemented by a detached single garage and off street parking for more than one vehicle. The property comprises; two double bedrooms, family bathroom, kitchen, lounge and side conservatory (currently used as a dining room). An enclosed rear garden and additional lawned area to the side further enhance this super bungalow. Contact the Agent to arrange a viewing today. NO UPWARD CHAIN.



L-shaped entrance hall 3.87m (max) x 2.82m (max) (12'8" (max) x 9'3" (max))

UPVC double glazed front door. Laminate flooring. Loft access (boarded out).

Lounge 4.34m x 3.45m (14'3" x 11'4")

UPVC double glazed front window. Central heating radiator. Wooden fireplace surround with marble inset and hearth and living flame gas fire. Laminate flooring.

Conservatory 2.90m x 2.80m (9'6" x 9'2")

UPVC double glazed conservatory with polycarbonate roof. Laminate flooring. Door to garden.

Kitchen 3.31m x 2.11m (10'10" x 6'11")

Fully fitted kitchen comprising; wall and base units with worktop surfaces and tiled splashbacks, stainless steel sink unit and drainer, integrated fridge/freezer and integrated electric oven, four ring gas hob with extractor over. Plumbed for washer. Wall mounted gas central heating boiler. UPVC double glazed side window and back door. Central heating radiator.

Bedroom 1 (front) 3.60m x 2.79m (11'10" x 9'2")

UPVC double glazed front window. Central heating radiator.

Bedroom 2 (rear) 2.67m x 3.58m (8'9" x 11'9")

UPVC double glazed rear window. Central heating radiator.

Family bathroom 1.88m x 1.66m (6'2" x 5'5")

White suite comprising; bath, WC and wash hand basin. Fully tiled. Heated towel rail. Shower fitment above bath.

Outside - front

Lawned front garden with fence surround. Patio driveway to;

Detached single garage

Up-and-over door, power and light.

Outside - side

Lawned side garden with hedge and fence surround.

Outside - rear

Pebbled and paved rear garden with hedge surround.



Keith Taylor

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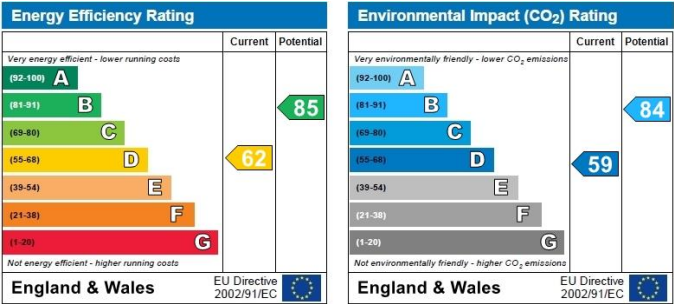
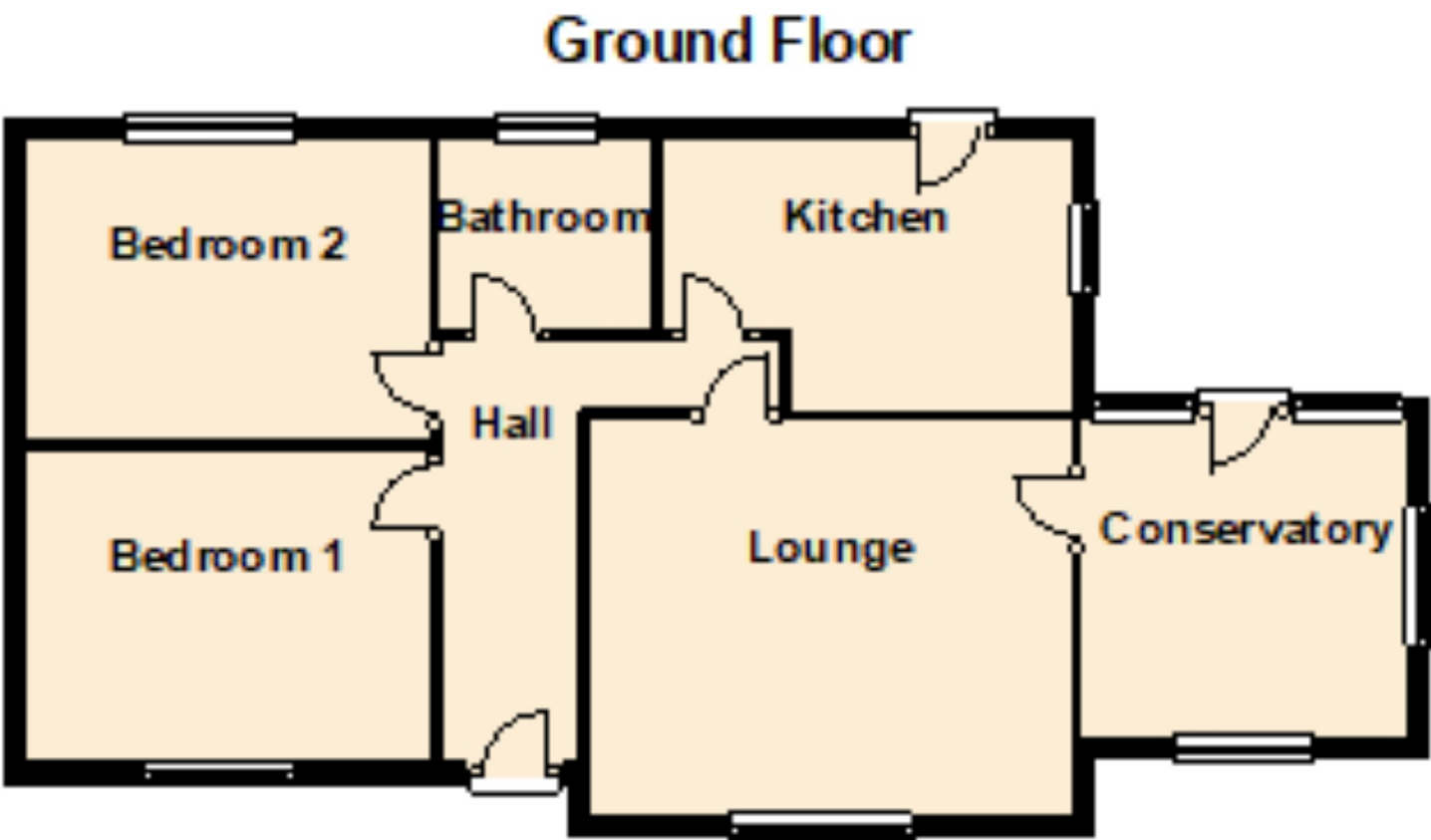
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FLOOR PLAN - GROUND FLOOR

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.



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