

HENDERSON CONNELLAN

ESTATE AGENTS

Woodyard Close, Brigstock, NN14

"Rural Opulence"

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Live a life of luxury in this impressive, detached residence situated within this most desirable of villages, with a Co-op village store, primary school and lovely rural walks. The stylish accommodation boasts an entrance hall, guest cloakroom, study, generous living room with bay window and feature fireplace opening through to a stylish formal dining room enjoying views of the rear garden, a contemporary fitted kitchen/breakfast room with a range of integrated appliances and a generous utility room. A modernized principal bathroom and four well-proportioned bedrooms, two with fitted wardrobes and views over the garden toward pony paddocks, and bedroom one also enjoying a luxurious en-suite. Outside features an attractive, enclosed rear garden with paved patio, a lawned fore garden and driveway with parking for two cars leading to a double garage. In addition, this elegant family home has gas central heating, double glazing and is available to purchase.

Living Room - 5.28m x 3.96m (17'4" x 13'0")

Dining Room - 3.02m x 3.96m (9'11" x 13'0")

Kitchen - 3.38m x 3.99m (11'1" x 13'1")

Study - 2.13m x 2.84m (7'0" x 9'4")

Utility - 2.95m x 1.52m (9'8" x 5'0")

WC - 1.52m x 1.52m (5'0" x 5'0")

Bedroom 1 - 4.7m x 3.35m (15'5" x 11'0")

Ensuite - 2.03m x 1.85m (6'8" x 6'1")

Bedroom 2 - 3.71m x 3.96m (12'2" x 13'0")

Bedroom 3 - 0m x 3.33m (11'5" x 10'11")

Bedroom 4 - 3.28m x 2.01m (10'9" x 6'7")

Bathroom - 2.54m x 2.29m (8'4" x 7'6")

- Gas Central Heating
- UPVC Double Glazing
- Detached Four Bedroom Family Home
- Generous Proportions Throughout
- Driveway With Double Garage
- Large Garden With Field Views
- High Quality Throughout
- EPC RATING: C
- COUNCIL TAX: F

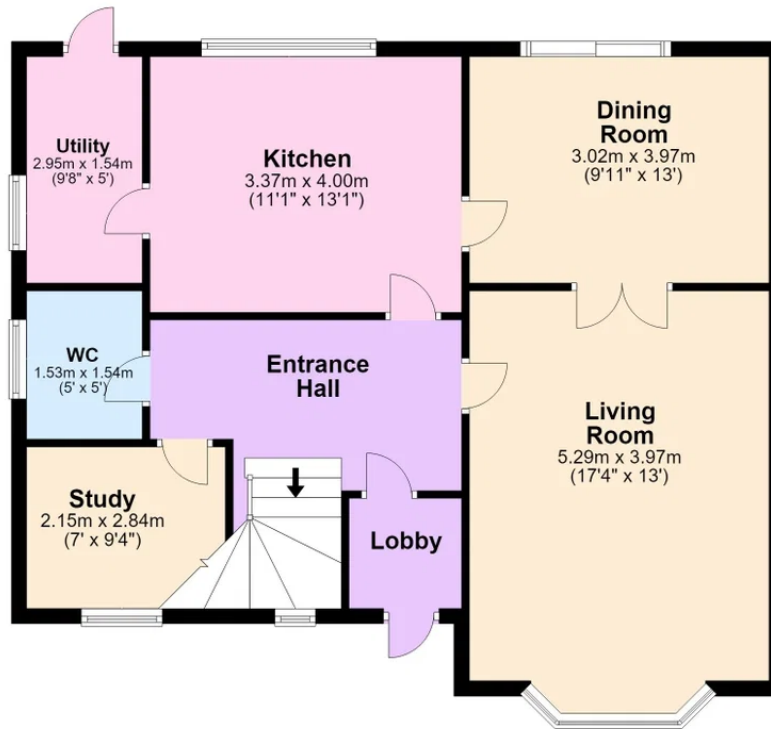
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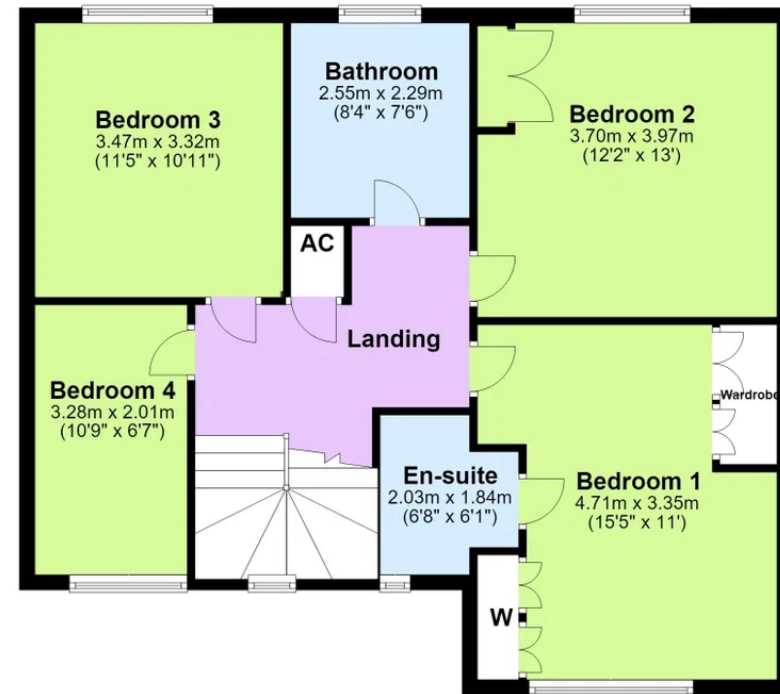
Ground Floor

Approx. 76.2 sq. metres (820.1 sq. feet)



First Floor

Approx. 77.6 sq. metres (835.0 sq. feet)



Total area: approx. 153.8 sq. metres (1655.1 sq. feet)