



St Pauls Drive | Brookhouse





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EPC - tbc



Band C



Freehold





Nestled in the heart of Brookhouse, St Paul's Drive offers the epitome of modern comfort and convenience in a charming bungalow setting. As you approach the property, the eye-catching front elevation draws you in, with a generously sized driveway leading to the detached garage on the right-hand side, providing ample parking space.

Stepping inside, you are greeted by a spacious entrance hall and gallery landing, offering the perfect canvas for a unique light feature, creating a welcoming ambiance. To the right, a convenient WC awaits, while to the left, the modern living room beckons with its inset woodburner and striking feature marble & deep blue surround, complemented by the flood of natural light pouring in through the large south-facing window.



Straight ahead, lies the beautiful modern kitchen, fitted by Howdens and boasting integrated Bosch appliances along with a sleek ceramic hob. Adjacent to the kitchen is the conservatory, currently serving as a dining room, where natural light streams in, creating an inviting atmosphere and providing direct access to the home's outdoor space.

To the left of the kitchen, a sprawling ground floor bedroom awaits, offering versatility as a third reception space or the potential to be divided into two separate rooms according to your needs.

Ascending the stairs, you'll find the master bedroom straight ahead, boasting gorgeous south-facing views, feature wallpaper, and fitted wardrobes, providing both comfort and style. Adjacent is the second bedroom, offering serene views of the surrounding countryside and village, adorned with the same tasteful decor found throughout the property.

Completing the upper level, the family bathroom awaits, featuring a modern three-piece suite in white, providing a serene sanctuary for relaxation.

Outside, the property's low-maintenance outdoor space is easily accessible through the kitchen and conservatory, ideal for hosting gatherings and enjoying the fresh air.

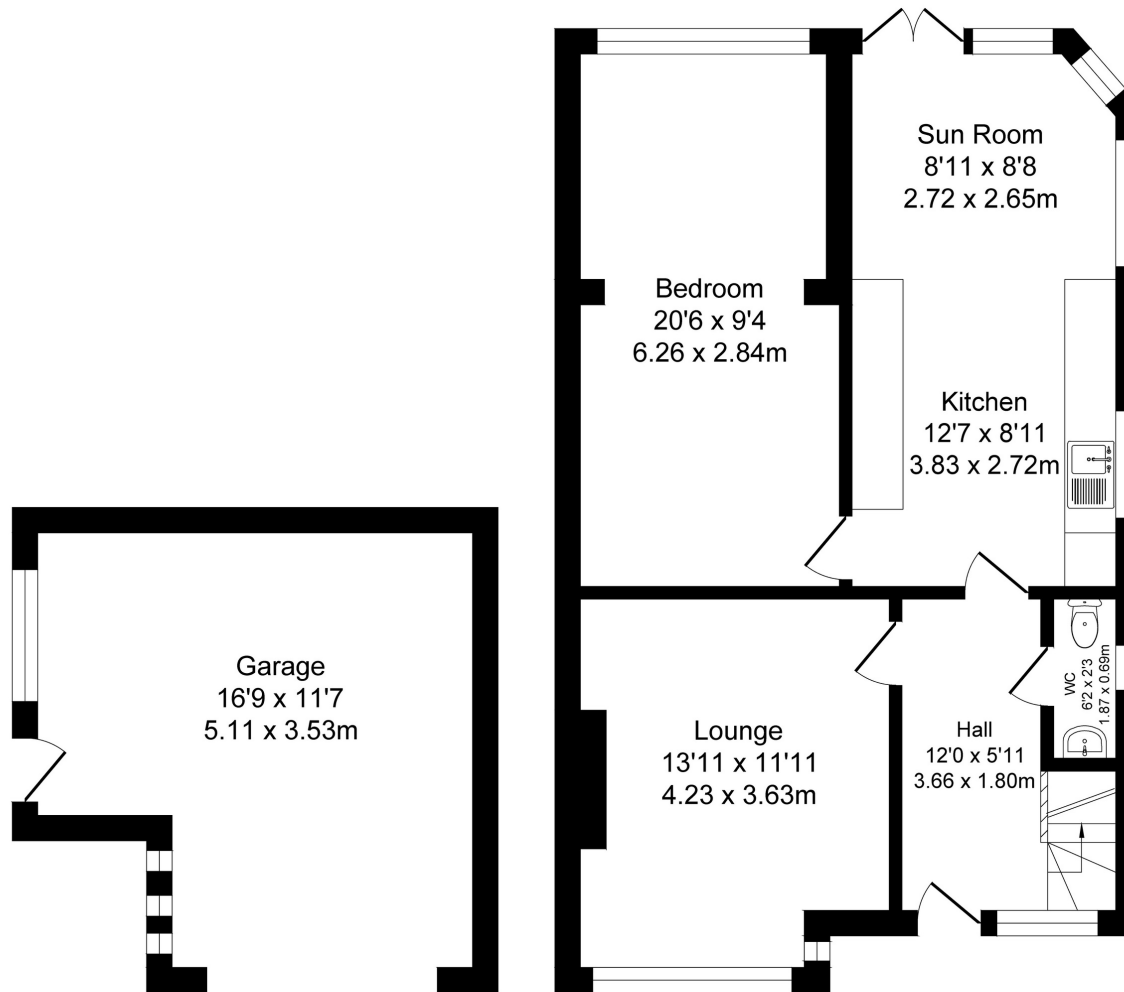
Surrounded by the idyllic charm of Brookhouse, residents of St Paul's Drive enjoy easy access to a range of amenities, including local shops, schools, and recreational facilities. With excellent transport links nearby, including bus routes and convenient access to the M6, commuting to neighbouring towns and cities is a breeze, making this property an ideal retreat for modern living within a countryside setting.





Total Approx. Floor Area 1334 Sq.ft. (123.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

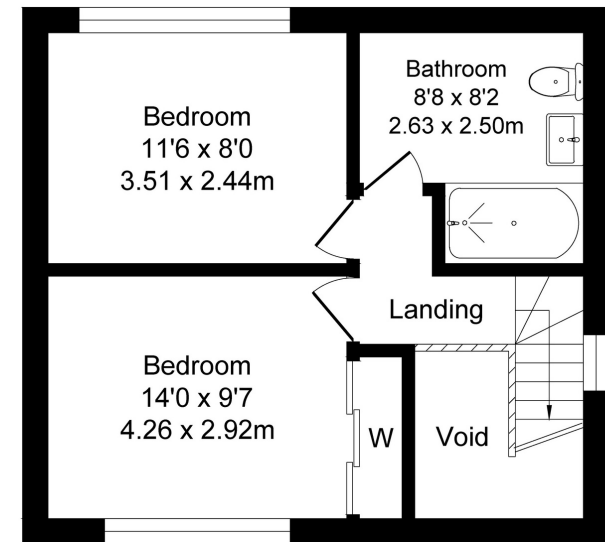


Garage

Approx. Floor
Area 250 Sq.Ft
(23.2 Sq.M.)

Ground Floor

Approx. Floor
Area 698 Sq.Ft
(64.8 Sq.M.)



First Floor

Approx. Floor
Area 386 Sq.Ft
(35.9 Sq.M.)

The Essentials



The Black Bull
0.1 miles



Londis
0.2 miles



The Station Hotel
0.8 miles



Boots Pharmacy
0.8 miles





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