



Badger Grove, Bramford,  
£450,000



**We are pleased to present this attractive four bedroom detached property, situated on the edge of Bramford Village.**

- **Four Bedroom Detached Property**
- **Open Plan Kitchen/Family Area**
- **Living Room**
- **Dining Room**
- **Ground Floor Cloakroom**
- **Family Bathroom**
- **Ensuite to Master Bedroom**
- **Enclosed Rear Garden**

#### **Property**

Nestled in the charming area of Badger Grove, Bramford, this exquisite detached house is a remarkable new build completed in 2023. Spanning an impressive 1,216 square feet, this four-bedroom property offers a perfect blend of modern living and comfort.

As you enter, you are greeted by a spacious open plan kitchen and family area, ideal for both entertaining guests and enjoying family time. The contemporary design ensures that the space is bright and inviting, making it the heart of the home. In addition to this, the property boasts a separate living room and a dining room/study, providing ample space for relaxation and formal gatherings alike.

Convenience is key in this thoughtfully designed home, featuring a ground floor cloakroom for guests. The master bedroom is a true retreat, complete with an ensuite bathroom that adds a touch of luxury to your daily routine. Furthermore, a well-appointed family bathroom serves the additional bedrooms, ensuring comfort for all.

This property is perfect for families seeking a modern lifestyle in a tranquil setting. With its stylish design and practical layout, it presents an excellent opportunity for those looking to make a house their home in the desirable Bramford area. Don't miss the chance to view this stunning new build and experience all it has to offer.





### Front

The front of the property is approached by block paving, the frontage has shrubs and pathway leading to the property.

Parking and garage is located to the side of the property.

### Hallway

Part glazed door leading from the front of the property.

### Living Room

17'0" x 10'9" (5.19 x 3.30)

The separate living room features French doors to the rear garden, opening up the home and providing access to the garden.

### Kitchen

14'6" x 10'4" (4.44 x 3.17)

Featuring a range of base and wall units with a grey finish, worktops over with inset sink and mixer tap. Integral double oven, fridge, freezer, dishwasher, spot lighting.

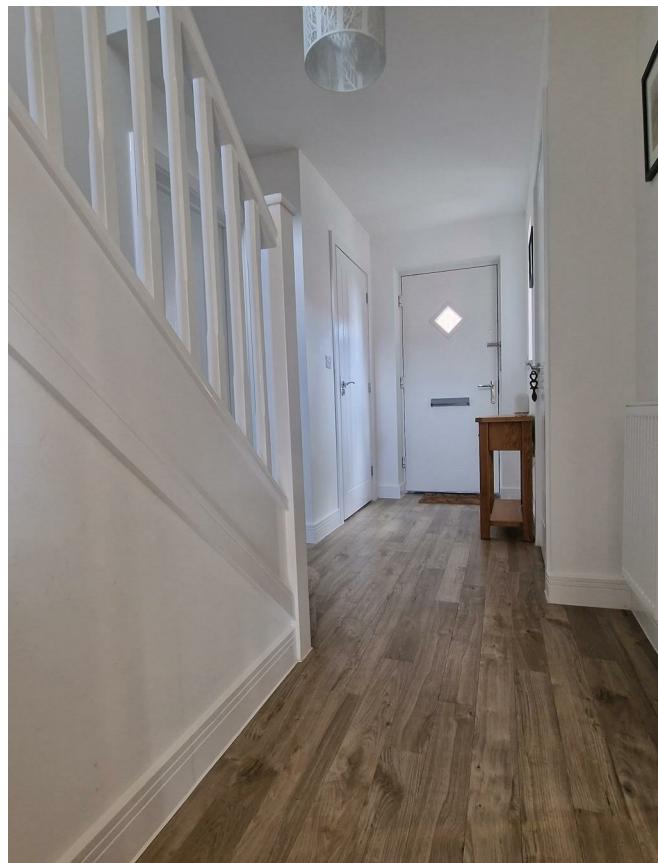
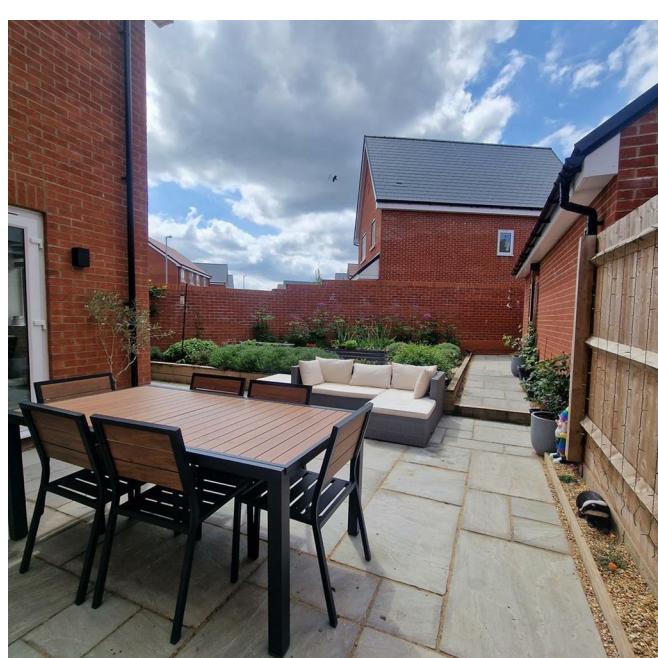
Double glazed windows to rear and side, French doors leading out on to the patio.

### Reception

10'3" x 8'10" (3.14 x 2.71)

Seating area from the open plan kitchen, French doors leading to the patio.





### Dining Room/Study

There also is a separate dining room providing a formal space for entertaining, or indeed this could be used as an office.

### Landing

#### Bedroom One

12'9" x 11'0" (3.89 x 3.36)

Double glazed window to the rear of the property, radiator.

#### En-suite

8'6" x 4'11" (2.61 x 1.50)

Opaque double glazed window, low level WC, hand wash basin, radiator, shower cubicle.

#### Bedroom Two

10'4" x 7'9" (3.15 x 2.38)

Double glazed window to rear garden and side, radiator.

#### Bedroom Three

10'4" x 7'9" (3.15 x 2.38)

Double glazed windows to front aspect and side aspect, radiator.

#### Bedroom Four

9'10" x 8'10" (3.00 x 2.71)

Double glazed window to front aspect, radiator.

### Family Bathroom

#### Rear Garden

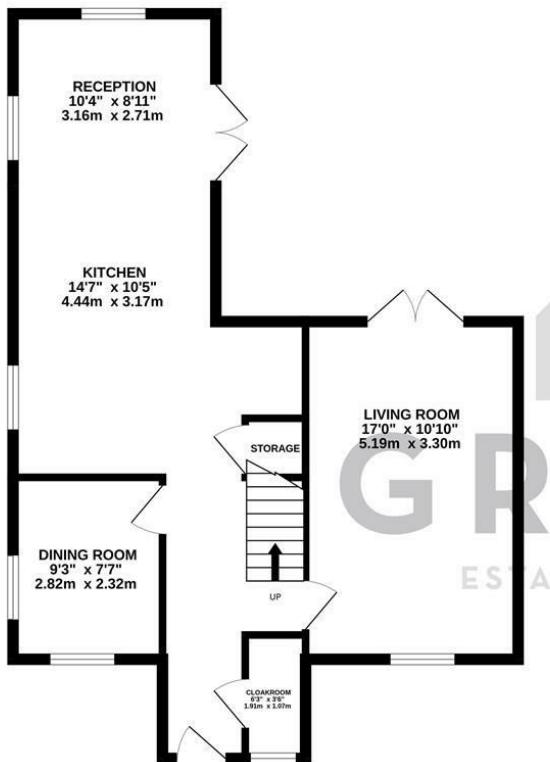
The rear garden is fully enclosed with raised flower beds and shrubs, stone paving slabs feature patio area.



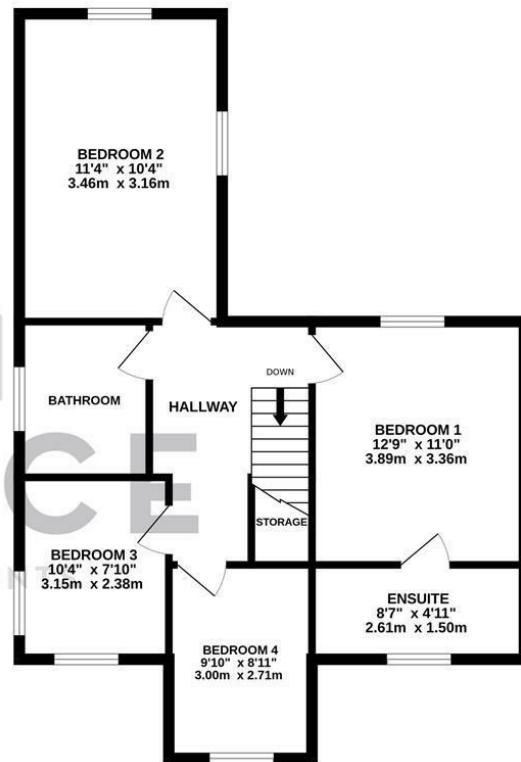




GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA: 1308 sq.ft. (121.5 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, symbols and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

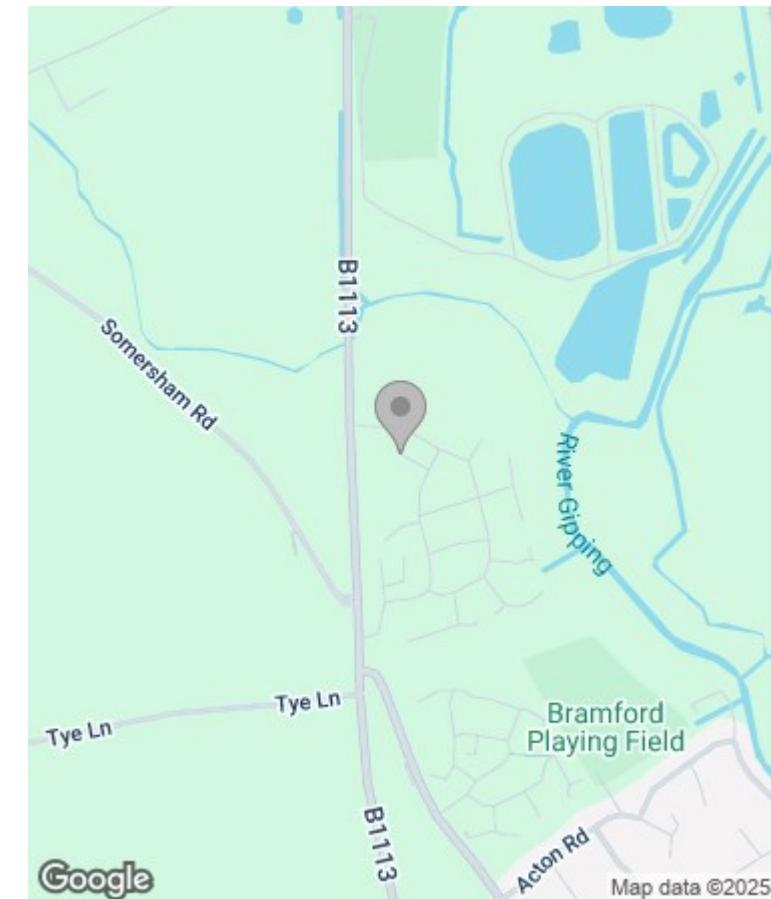
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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

EU Directive 2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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