





Glen Vine The Briars, Broughton

£528,000 Freehold

3 EXCELLENT RECEPTION ROOMS · A FINE EXECUTIVE DETACHED HOUSE · PRIVATELY POSITIONED DEVELOPMENT · INTEGRAL DOUBLE GARAGE · MAIN FAMILY BATHROOM · LARGE LIVING/DINING KITCHEN · 5 BEDROOMS WITH 2 EN-SUITES · INDIVIDUALLY DESIGNED & BUILT TO AN EXTREMELY HIGH STANDARD · COUNCIL TAX BAND; F. EPC RATING;C · ENERGY EFFICIENT HOME

paul fox
the family estate agents





A fine, individually designed and built, executive timber framed detached house located within a select development providing high quality accommodation that would be ideal for a professional couple or the discerning family buyer. The versatile accommodation is well arranged over 2 floors with a central reception hallway, large main living room, formal dining room, bespoke fitted living/dining kitchen leading to a stunning garden room, useful utility with a cloakroom. The first floor enjoys a central galleried landing leading to a stylish main family bathroom, 4 generous bedrooms with 2 luxury en-suite bathrooms. A substantial block paved driveway allows extensive for numerous vehicles with direct access to an integral double garage with electric doors. Surrounding private gardens comes principally lawned with a pleasant seating area with timber outbuildings. Finished with uPvc double glazing and a modern gas fired central heating system. Council Tax Band; F. EPC Rating; C.

This exceptional home has been thoughtfully designed with energy efficiency, comfort and future luxury in mind. Due to its heavily insulated internal timber-frame construction, the property offers excellent thermal efficiency, helping to retain heat and reduce heat loss throughout the home. This highly efficient construction works alongside the carefully designed heating system to provide a comfortable, energy-conscious living environment.

The property benefits from underfloor heating throughout all ground-floor rooms, providing efficient and even warmth, while the heating system has been carefully configured to maximise performance and minimise energy usage. The fifth bedroom has been fully prepared with all necessary plumbing and pipework in place, ready for a high-end ensuite to be installed, offering excellent potential for further enhancement.

All bathrooms and shower rooms have also been pre-wired for LED mood lighting, allowing for a sophisticated and relaxing ambience. In addition, the heating accumulator incorporates a salt-based water treatment system to help reduce limescale and provide softer water throughout the home, helping to protect plumbing and appliances while enhancing everyday comfort.

Viewing comes with the agents highest of recommendations. View via our Finest department within our Brigg office.

Full Details

Reception Hall 3.59m x 3.1m

Living Room 4.55m x 7.42m

Dining Room 3.58m x 4.48m

Kitchen Area 6.07m x 8.43m

Garden Room 4.27m x 4.9m

Utility Room 3.57m x 2.17m

Cloakroom 1.26m x 2.15m

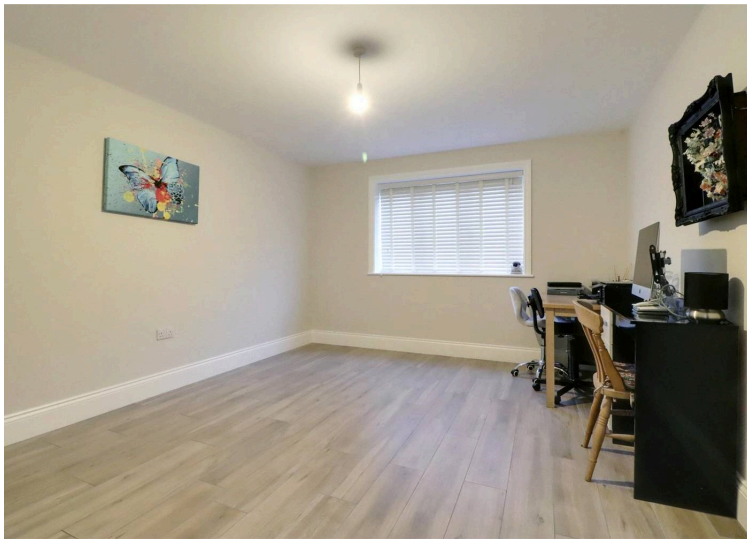
Landing 3.6m x 3.85m







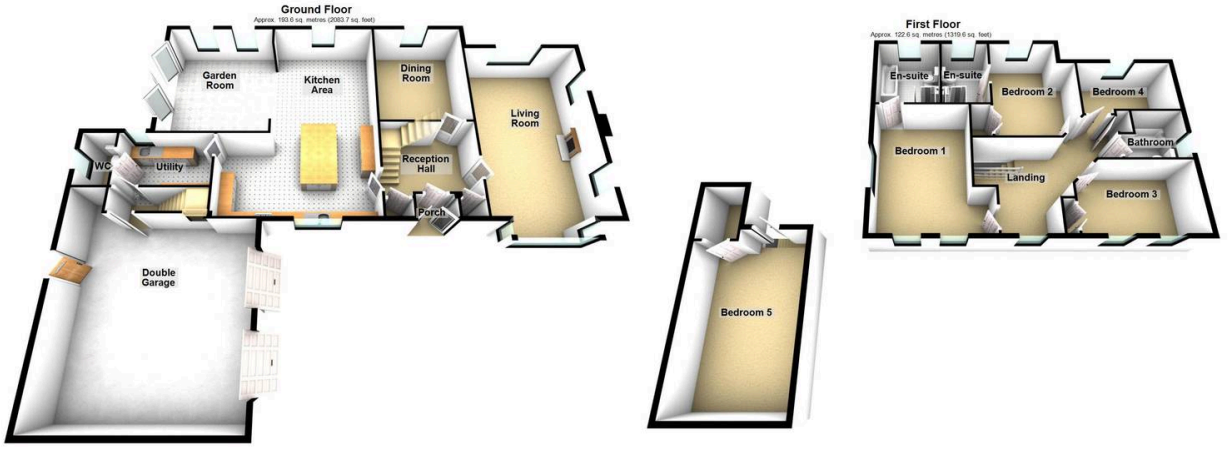












Total area: approx. 316.2 sq. metres (3403.4 sq. feet)



You can include any text here. The text can be modified upon generating your brochure.



Paul Fox Estate Agents

Paul Fox Estate Agent, 10 Market Place - DN20 8ES

01652 651777

brigg@paul-fox.com

www.paul-fox.com/

Whilst we make all reasonable efforts to ensure that the information published in this brochure is accurate, current, and complete at the date of publication, no representations or warranties are made (express or implied) as to the accuracy, currency or completeness of such information. We cannot accept any responsibility (to the extent permitted by law) for any loss arising directly or indirectly from the use of, or any action taken in reliance on, any information appearing in this brochure. Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions indicated should not be used for carpet or flooring sizes, appliance spaces or items of furniture.