



3 Broom Close, Horsford

£475,000 Freehold



websters.

This stunningly presented four-bedroom detached home, constructed by David Wilson Homes, has been beautifully maintained and thoughtfully upgraded throughout, offering an exceptional opportunity for modern family living in a highly regarded residential setting.

A welcoming entrance hallway sets the tone on arrival, providing an immediate sense of space and light and leading through to the principal reception areas. The bay-fronted lounge offers an elegant and comfortable retreat, enhanced by a sliding bespoke door leading through to the kitchen area and a stylish wood burner-effect fireplace, creating a warm and contemporary focal point. A ground floor WC adds further everyday convenience, while a separate study provides a highly practical space for home working or quiet use.



- Immaculately presented modern detached home with a newly fitted kitchen and high-quality improvements throughout
- Beautiful high-specification open-plan kitchen/diner with underlit cabinetry, boiling water tap, double oven with dual cooking function, and integrated appliances



At the heart of the home lies the impressive open-plan kitchen and dining area, positioned to the rear and designed with both everyday living and entertaining in mind. A walk-in glazed bay with French doors allows natural light to flood the space, creating a bright and inviting environment with a seamless connection to the garden. The contemporary kitchen is finished to a high specification with quartz worktops, featuring integrated appliances, a boiling water tap, double combi oven with microwave/grill function, and underlit cabinetry. The utility room has been thoughtfully upgraded, finished in matching cabinetry to the kitchen for a cohesive and refined look, while a ground floor storage cupboard further enhances the practicality of the layout and supports a clean, uncluttered living environment.

To the first floor, four double bedrooms provide flexible accommodation for families of all sizes. Each bedroom offers space for wardrobes, while the principal bedroom benefits from fitted storage and a modern en suite shower room. The family bathroom is well appointed, comprising both bath and separate shower facilities and finished in a contemporary style.

Externally, the beautifully landscaped rear garden has been designed for both relaxation and entertaining, featuring a porcelain patio and a pergola that creates an attractive and usable outdoor living space. To the front, the property offers off-road parking for multiple vehicles, together with a garage providing additional storage or secure parking.

This is a thoughtfully designed and immaculately presented home, offering a balanced combination of style, comfort and practicality in a sought-after location, perfectly suited to modern family life.

Council Tax band: TBD

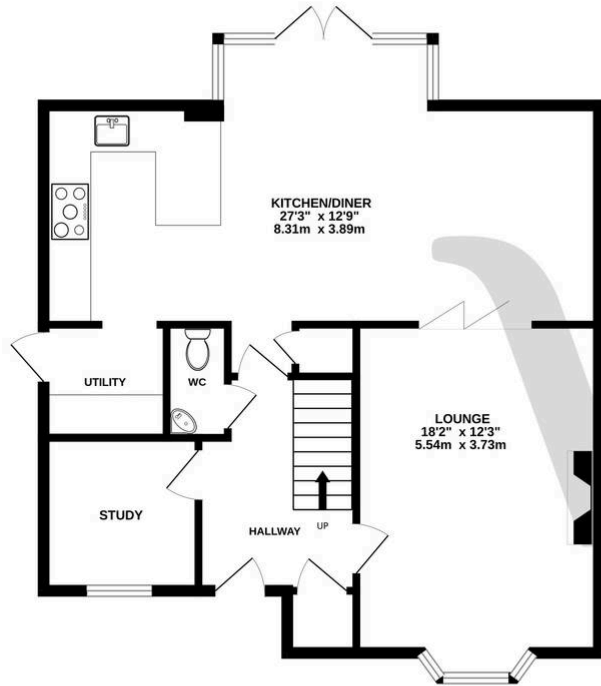
Tenure: Freehold

EPC Energy Efficiency Rating: B

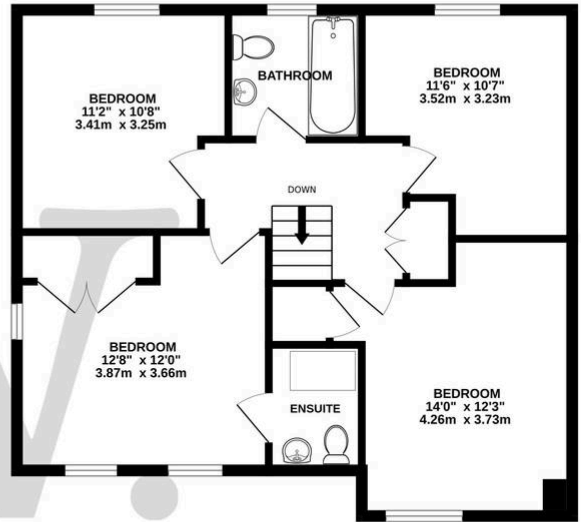
EPC Environmental Impact Rating: B

- Landscaped rear garden with lawn, separate seating area and porcelain patio. Off-road parking for three vehicles to the front, together with a garage
- Dedicated study and a separate utility room, offering practical and versatile additional space
- Immaculately presented throughout with thoughtful upgrades
- Easy access to local schools & amenities

GROUND FLOOR
768 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1440 sq.ft. (133.8 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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