



54 Badgers Holt, DN3 3UT

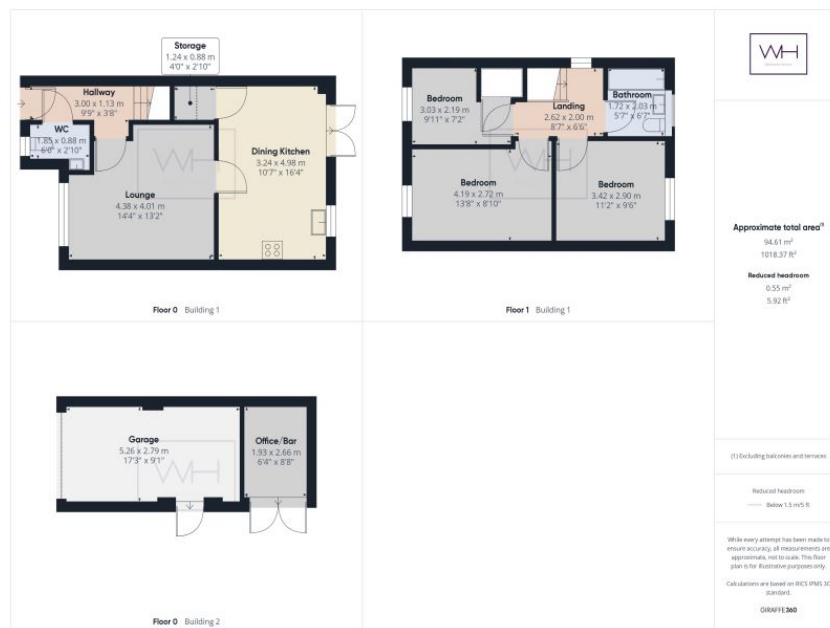
£260,000 GuidePrice

Tenure Freehold

- **Summer house**
- **No Chain**
- **Vacant Possession**
- **Garage**
- **Integrated Appliances**
- **Off Road Parking**
- **Desirable Location**

GUIDE PRICE £260,000 - £270,000 If you're looking for a home that's beautifully presented without having to worry about renovations then this could be your future home! Occupying a corner plot this lovely looking property that is only 10 years old enjoys a prime location in the desirable village of Branton. The ground floor boasts an inviting entrance hall with access to the downstairs WC, a stylish lounge and a large, open plan kitchen diner with breakfast bar and French doors out to the landscaped garden. The contemporary kitchen also accommodates an integrated dishwasher, washer and fridge freezer as well as the oven and hob. There is adequate storage in the cupboard off the kitchen. As you ascend to the first floor there are three good sized bedrooms and an immaculate family bathroom that is tastefully adorned with full tiling. All three bedrooms have built-in wardrobes and the decor throughout is neutral and stylish.

Externally the property has a low maintenance rear garden that is perfect for entertaining and what is also great about this property is the purpose built office space in the rear garden that could easily be utilised as a bar area or summer house etc. There is also access into the garage from the rear garden. Being offered to the market with no onward chain and vacant possession presents another great reason to make this stunning property your next home. Call Welcome Homes to book your viewing



Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	95
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC