



3 Broachgate, DN5 9HA
£310,000 Offers In Region Of
Tenure Freehold

- **IMMACULATE 4 BEDROOM FAMILY HOME**
- **HIGH STANDARD OF FINISH**
- **EASY ACCESS TO A1 MOTORWAY & NEARBY TRAIN STATION**
- **SLEEK MEDIA WALL IN THE LOUNGE**

This stunning family home is finished to an exceptionally high standard, offering a perfect blend of modern style, comfort, and functionality. Designed with attention to detail, this property is ideal for families looking for a move-in-ready home with excellent amenities and convenient access to transport links.

Beautifully Designed Living Spaces

As you step into the home, you are greeted by a welcoming hallway leading into the spacious and elegantly decorated lounge. The focal point of this room is the stylish media wall, providing a sleek and contemporary feature, perfect for relaxing evenings and entertainment. Large windows allow natural light to flood the space, creating a warm and inviting atmosphere.

Modern and Well-Equipped Kitchen

The heart of the home is the beautifully designed kitchen, which has been finished to a high specification. It features a range cooker, offering excellent cooking capabilities, and ample counter space for meal preparation. The breakfast area provides a casual dining space, perfect for busy mornings or relaxed weekend brunches.

Bright and Airy Conservatory

Leading off from the kitchen is a spacious conservatory, a fantastic addition to the home. This versatile space can be used as a second sitting area, office, or even a playroom for children. Overlooking the large, well-maintained garden, it brings in plenty of natural light and offers a seamless indoor-outdoor living experience.

Generous Outdoor Space

The property boasts a large, beautifully landscaped garden, providing an ideal setting for outdoor entertaining, family gatherings, or simply enjoying a peaceful retreat. Whether you want to set up a dining area, a play space for children, or a garden oasis, this outdoor area offers endless possibilities.



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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	79
68	
England & Wales	EU Directive 2002/91/EC