



35 Bramworth Road, DN4 0HZ
£370,000 Offers In Region Of
Tenure Freehold

- 4 BEDROOM
- DETACHED FAMILY HOME
- NO CHAIN
- SOLAR PANELS
- VELUX WINDOWS
- RANGE COOKER
- GARAGE
- DOWNSTAIRS WC

One of the Village's Finest Family Homes

Occupying a prestigious corner position within one of the village's most desirable residential settings, this exceptional stone-built detached residence represents a rare opportunity to acquire one of the area's most impressive family homes. Extending to almost 1,500 sq ft and thoughtfully enhanced by the current owners, the property effortlessly combines timeless character with contemporary family living. From its attractive stone façade and gated frontage to its stunning rear entertaining space, every element of the home has been designed with both style and practicality in mind.

The heart of the property is undoubtedly the spectacular open-plan garden room and dining space. Flooded with natural light from an array of Velux roof windows and opening seamlessly onto the garden through impressive bi-fold doors, this remarkable room has been created for modern family living. Whether entertaining guests, hosting family celebrations or simply enjoying everyday life, the space offers a wonderful connection between home and garden throughout the seasons. The beautifully appointed kitchen perfectly complements the living space, featuring elegant navy cabinetry, generous preparation areas and a striking range cooker, creating a focal point for both aspiring chefs and busy family life. An adjoining breakfast area provides the ideal setting for informal dining and morning coffee, reinforcing the sociable nature of this exceptional home.

A separate living room offers a more formal retreat, providing the perfect balance between open-plan entertaining and cosy evenings away from the main family hub. A convenient ground floor cloakroom further enhances the practicality of the accommodation.

To the first floor, the principal bedroom enjoys the luxury of a private en-suite shower room, creating a peaceful sanctuary away from the main living areas. Three further well-proportioned bedrooms are served by a stylish family bathroom, ensuring the home caters effortlessly for growing families and visiting guests alike.

Outside, mature landscaped gardens provide privacy and tranquillity, while a substantial driveway leads to an extended garage offering exceptional storage and workshop space. Rarely found in modern family homes, this versatile area provides invaluable additional space for hobbies, equipment, secure storage or future lifestyle requirements.

Further enhancing the property's appeal are roof-mounted solar panels, combining improved energy efficiency with



TOTAL: 139 m²
 GROUND FLOOR: 85 m², FIRST FLOOR: 54 m²
 EXCLUDED AREAS: ROOM: 4 m², STORAGE: 34 m², FIREPLACE: 1 m², WALLS: 13 m²

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	
England & Wales	EU Directive 2002/91/EC