

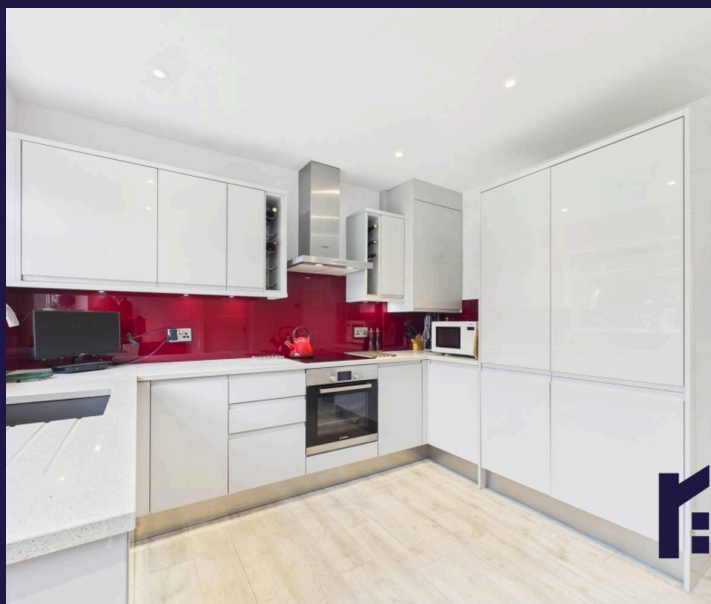
HOME  TRUTHS



Brookfield, Mawdesley

L40 2QJ





Spacious and individual detached property occupying a substantial corner plot at the end of a quiet cul-de-sac in the heart of the village. Offering approximately 1,300 square feet of versatile accommodation, generous gardens and plenty of potential, together with the benefit of photovoltaic panels and battery storage, this is a great family home. The driveway provides parking for three vehicles and leads to the garage and main entrance. Step into the spacious and welcoming hallway, which features a vaulted ceiling and useful under-stair storage. The well-proportioned living room is positioned to the front and flows through to the dining room at the rear, creating an excellent space for both family life and entertaining. Completing the ground floor are the smart, modern kitchen and family bathroom. The kitchen comprises a range of wall and base units with Bosch induction hob and electric oven and grill, together with washing machine and full-height refrigerator. The bathroom features bath, wc, wash hand basin set on a floating vanity, fully tiled walls and flooring and ladder-style heated towel rail. Step outside into the delightful private garden, with a good-sized lawn bordered by mature planting and a particularly useful productive area with raised beds and greenhouse. This is a wonderful space in which to relax, entertain and enjoy growing your own produce. A courtesy door provides convenient access to the garage. Back inside, stairs rise to the first-floor landing with ladder access to the loft, complete with lighting. All three bedrooms are comfortably sized to accommodate a double bed, with bedrooms one and three also benefiting from built-in storage.

Completing the first floor, the shower room has fully tiled walls and flooring, together with mixer shower in cubicle and ladder-style heated towel rail. The property also benefits from photovoltaic panels with battery storage, which provide energy efficiency and a net contribution to the grid. Offering generous accommodation, a substantial corner plot, excellent gardens and useful renewable energy provision, all in a peaceful village-centre setting, this individual detached property has plenty to offer.

- Individual detached property
- Substantial corner plot
- Cul de sac location
- c 1300 square feet of accommodation
- Virtual tour
- Close to amenities



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Floor 1



Floor 2



Approximate total area⁽¹⁾

120.3 m²

1295 ft²

Reduced headroom

1.2 m²

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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