



# Brancote Gardens, Bromborough

£360,000



**LESLEY HOOKS**  
ESTATE AGENTS







This distinctive detached bungalow offers an expansive and unique layout, it is a rabbit's warren with its charming network of spacious rooms. Situated at the far end of the prestigious Brancote Gardens, this hidden gem boasts a large entrance hall that leads into a cozy lounge, a separate sitting room, and a formal dining room that has the option of turning into a further third bedroom if required creating flexible living options.

A modern, beautifully designed kitchen with ample space for dining.

A luxurious four piece bathroom suite for ultimate comfort.

Two well-sized bedrooms, each enjoying serene views over the private rear garden..

Outside, this home offers a garden at the rear, space on both sides, and a large driveway for multiple vehicles. Nestled in a secluded spot, this property combines privacy with the exclusivity of its Brancote Gardens location, making it a truly unique find. Interior inspection is the only way to appreciate this deceptively spacious property. Freehold. Council Tax Band D. No Chain.

#### **Entrance Hall**

17'9" (5.41m) Max x 14'0" (4.27m) Max

#### **Lounge**

16'0" (4.88m) x 11'0" (3.35m)

#### **Sitting Room**

12'6" (3.81m) x 8'11" (2.72m)

#### **Dining Room**

9'0" (2.74m) x 7'6" (2.29m)

#### **Kitchen**

17'8" (5.38m) x 8'10" (2.69m)

#### **Bedroom One**

12'11" (3.94m) x 10'11" (3.33m)

#### **Bedroom Two**

13'2" (4.01m) x 10'0" (3.05m)

#### **Bathroom**

9'0" (2.74m) Max x 7'11" (2.41m) Max

#### **Garage**

16'0" (4.88m) x 7'7" (2.31m)









GROUND FLOOR  
1021 sq.ft. (94.8 sq.m.) approx.



"TOTAL FLOOR AREA: 1021 sq.ft. (94.8 sq.m.) approx."  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Contact Us:

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