



# Brinley Close, Eastham

£260,000



LESLEY HOOKS  
ESTATE AGENTS







Tucked away in a peaceful cul-de-sac just off Bettisfield Road, this delightful three-bedroom semi-detached home offers a perfect blend of comfort, convenience, and potential for future expansion. Ideal for families, first-time buyers, or those looking to put down roots in a sought-after location, this property presents an excellent opportunity to create your dream home.

Spacious and well designed. Upon entering, you are welcomed by a bright entrance hall that leads into the inviting lounge, a cozy space perfect for relaxation. The adjacent dining room provides a seamless flow for entertaining, while the conservatory at the rear of the home enhances the living space, offering an ideal spot to unwind and enjoy views of the garden. The kitchen is both functional and stylish, with ample storage and workspace to cater to all your culinary needs.

The property boasts three well-proportioned bedrooms, each offering versatility and plenty of natural light. The family bathroom is thoughtfully designed, providing a practical yet modern space for daily use with a separate WC.

Externally, the property benefits from a driveway and garage, ensuring ample off-road parking, along with well-maintained front and rear gardens that provide a wonderful outdoor setting. With plenty of scope to extend both to the side and rear (subject to planning permission), this home offers exciting possibilities for those looking to add extra living space.

#### **Entrance Hall**

15'11" (4.85m) x 6'0" (1.83m)

#### **Lounge**

14'9" (4.5m) x 12'9" (3.89m)

#### **Dining Room**

13'4" (4.06m) x 10'5" (3.18m)

#### **Kitchen**

10'7" (3.23m) x 7'10" (2.39m)

#### **Bedroom One**

14'7" (4.45m) x 11'0" (3.35m)

#### **Bedroom Two**

11'4" (3.45m) x 11'2" (3.4m)

#### **Bedroom Three**

8'2" (2.49m) x 7'3" (2.21m)

#### **Bathroom**

7'6" (2.29m) x 5'11" (1.8m)

#### **WC**

5'5" (1.65m) x 2'7" (0.79m)

#### **Conservatory**

12'5" (3.78m) x 10'0" (3.05m)

#### **Garage**

10'11" (3.33m) x 7'5" (2.28m)











GROUND FLOOR  
728 sq. ft. (67.6 sq.m.) approx.

1ST FLOOR  
467 sq. ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq. ft. (111.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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