



For Sale | 2 Newfield Way, Brookfield, Johnstone, PA5 8WJ



Viewing by appointment only

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3 Bedrooms | 1 Public Room | 3 Bathroom

A wonderful opportunity to purchase this beautifully presented three bedroom, three bathroom semi detached family home, which has been lovingly upgraded by the current owners over recent years. Occupying a desirable corner position within a quiet cul-de-sac, the property offers stylish, versatile and generously proportioned accommodation throughout.

Upon entering the welcoming hallway, you are immediately drawn to the bright and airy family lounge, which benefits from a dual aspect window formation allowing an abundance of natural light to flood the room. The property has been tastefully decorated throughout in a fresh and contemporary style.

At the heart of the home is the impressive kitchen/dining area, offering excellent versatility for modern family living. The contemporary kitchen features a range of stylish floor and wall mounted units with complementary work surfaces. Integrated appliances include a four ring gas hob, electric oven/grill, extractor hood, washing machine and dishwasher, while an LG American style fridge/freezer is also included.

The open plan dining area provides ample space for a family dining table and chairs, with direct access to the side garden. A convenient downstairs WC completes the ground floor accommodation.

The east facing side garden enjoys sunshine throughout much of the day and has been thoughtfully landscaped with paving, decorative chips and a decking area, creating an excellent space for outdoor dining, entertaining or simply relaxing with family and friends. The property also benefits from a two car driveway.

A carpeted staircase with timber handrail leads to the upper level, where there are three generously proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while all three bedrooms have been beautifully presented in fresh, neutral tones.

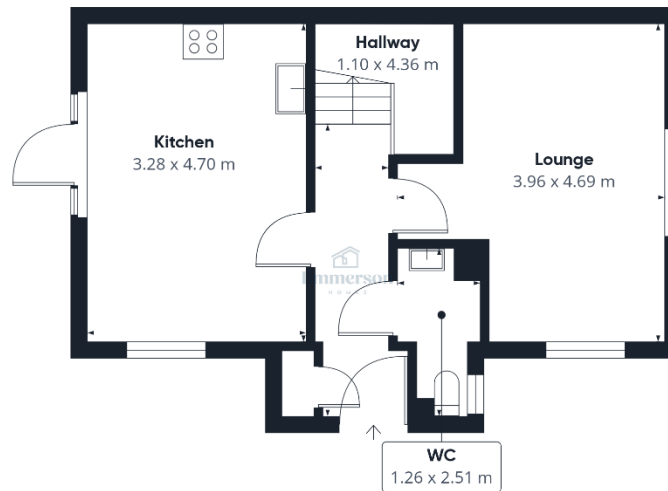
The impressive family bathroom completes the accommodation and features a four piece suite comprising a bath, separate shower enclosure, WC and wash hand basin.

Further benefits include double glazing and a combi boiler, ensuring a warm and comfortable home throughout the year. The property has been exceptionally well maintained and presented by the current owners, with great attention to detail throughout.

Early viewing is highly recommended to fully appreciate the quality, space and versatility this fantastic family home has to offer.

Renfrewshire Council, Tax Band E. EPC Rating Band

Brookfield is regarded as one of Renfrewshire's most desirable residential locations, offering an excellent selection of local amenities including shops, pubs, restaurants and schools, together with convenient transport links. Regular bus services provide access throughout the surrounding area, Glasgow and further afield. The development is also ideally positioned for access to the A737, providing convenient links to Glasgow Airport, Braehead Shopping Centre and Glasgow city centre, while the west coast and its sandy beaches are also readily accessible.



Ground Floor



First Floor



Approximate total area⁽¹⁾
80.8 m²

(1) Excluding balconies and terraces

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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Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

