



*** CHARACTERFUL DETACHED FAMILY HOME ***

*** OVER 3000 SQ FT OF LIVING SPACE ***

*** DETACHED TWO STOREY GARAGE WITH KITCHENETTE AND BATHROOM ***

*** CLOSE TO TOP PERFORMING LOCAL SCHOOLS ***

*** AMPLE PARKING WITH TWO DRIVEWAYS ***

*** SECLUDED GARDEN WITH LARGE PATIO ***

*** CONVENIENT FOR LOCAL AMENITIES AND TRANSPORT LINKS ***



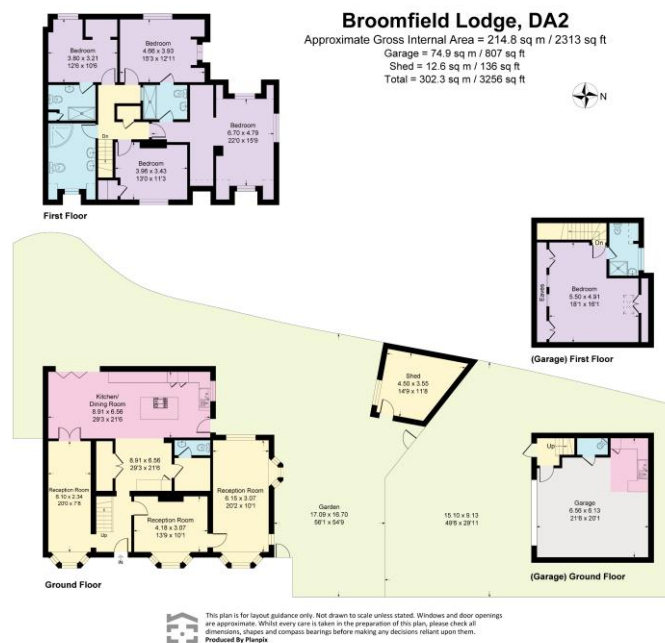
**Broomfield Lodge Common
Lane
Wilmington, DA2 7BA**

Offers in Excess of £1,150,000

A rare opportunity to acquire this premium detached family home, offering an exceptional blend of space, versatility, and privacy in a highly sought after location. The main residence boasts a generous and well-balanced layout, featuring four spacious bedrooms three modern bathrooms, and three elegant reception rooms ideal for both everyday family living and entertaining. At the heart of the home is a stunning large kitchen diner, thoughtfully designed to create a sociable and functional space, perfect for gatherings and day to day life. Externally, the property truly excels. A detached two storey garage provides outstanding flexibility, complete with a kitchenette and shower room - making it ideal for use as a home office, guest accommodation, or potential annex (subject to relevant permission). The secluded garden offers a peaceful retreat, with ample space for outdoor dining, relaxation, and family activities, all surrounded by mature greenery for added privacy. Perfectly positioned, the home is within easy reach of highly regarded, top performing schools, excellent transport links, and a range of local amenities. For those who enjoy the outdoors, beautiful countryside walks are just moments away, providing the perfect balance between convenience and rural charm. This property must be viewed to be fully appreciated.



EPC RATING C
COUNCIL TAX BAND D



We understand this property is Freehold.

VIEWING:

Via **Village Estates** on 01322 522111
Monday to Friday 9am-6pm, Saturday 9am-5pm
SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.