

Cradley Drive, Acklam
Brookfield



£279,950

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Significantly upgraded, and bursting with quality, whilst being enhanced by a professional loft conversion that delivers a very generous third bedroom and WC to the first floor, and boasting a superb 'Orangery' to the rear of the ground floor, this is a property that simply must be inspected internally to be fully appreciated.

The well executed 'Orangery' provides additional living space, with 'Lantern' ceiling window and large sliding doors to all three elevations that access the attractive low-maintenance garden, with fitted window and roof blinds, and a feature log-burning stove - a fabulous addition.

Other stand-out features include the solid oak kitchen with a range of integrated appliances, a modern CCTV system, fitted 'Hilary's' blinds which include shutters to the front bays, full UPVC double glazing, a security alarm and replaced combi-boiler (2024) and new consumer unit (2025).

Briefly, the expansive ground floor accommodation now comprises an entrance hall, two front bay-windowed double bedrooms, an extended lounge with access to the hall and kitchen/diner, which itself brings a quality range of units with quartz surfaces, a modern refitted family bathroom, impressive 'Orangery' and study - which houses an oak staircase to the first floor. Here you find the third large double bedroom, with 'Velux' windows, eves access for storage, a large built-in cupboard and modern WC off, which has potential to be modified to a full ensuite. Items such as Wardrobes may be left in situation by the seller.

Externally, the block paved frontage allows parking for at least three vehicles and approaches the garage with an electric roller door, also finding a useful laundry with side access adjoining at the rear. Gated access leads to the 'wrap around' garden, with patio, and composite deck which continues around the rear and sides, with established greenery, all fence enclosed and secure.

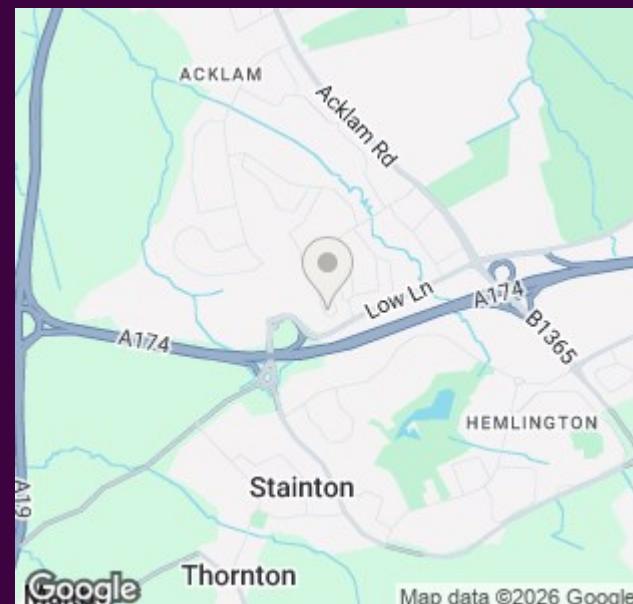


The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	70	84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band:
C
Tenure:
Freehold



- A superb, much improved and extended dormer-bungalow
- Fabulous rear 'Orangery' enhancing the living space, with wood-burner
- Packed with quality and deserving of internal inspection
- Three double bedrooms, two ground and the large third first floor
- Impressive kitchen with built-in appliances and quartz tops
- Ample off-road parking, garage and laundry
- Lovely low-maintenance garden



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