

37 COOKSON WAY

BROUGH WITH ST GILES

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Welcome home...

Found in Brough with St Giles, this detached home offers practical family living with bright, spacious interiors and a private rear garden. Located near local shops, schools and transport links, it's a fantastic home for busy family life and commuters.

The ground floor has been designed with day-to-day family life in mind, with separate yet well-connected spaces that make the layout feel both practical and sociable.

To the left of the entrance hallway, the generous living room provides a comfortable main reception space, filled with natural light and centred around a wood-burning stove, adding warmth and character to the room. From here, the space flows directly into the conservatory, creating an easy connection with the garden and giving the family plenty of room to spread out.

On the opposite side of the home, the open-plan kitchen and dining area provides a second sociable living space, equally suited to family meals, a morning coffee or helping with homework while dinner is being prepared. The crisp white gloss kitchen gives the room a clean, contemporary feel, while a further door leads directly into the conservatory.

With both the living room and kitchen connecting to the conservatory, the whole ground floor works naturally together, creating a layout that feels particularly well suited to busy family life.





Time for bed...

Upstairs, the main bedroom provides a comfortable retreat and benefits from its own ensuite shower room, giving a little extra privacy and making busy mornings easier. There is plenty of space for a double bed and additional bedroom furniture, creating a room that feels both practical and relaxing.

The second bedroom is another good-sized double, ideal for children, guests or older family members, while the third is a single bedroom that could work equally well as a nursery, child's room or dedicated home office. Together, the three bedrooms offer a flexible arrangement that can easily adapt as family needs change over time.

The family bathroom is also located on this floor, conveniently positioned to serve the additional bedrooms. Finished with a modern suite, it includes a generous walk-in shower and provides a fresh, practical space for everyday family life.





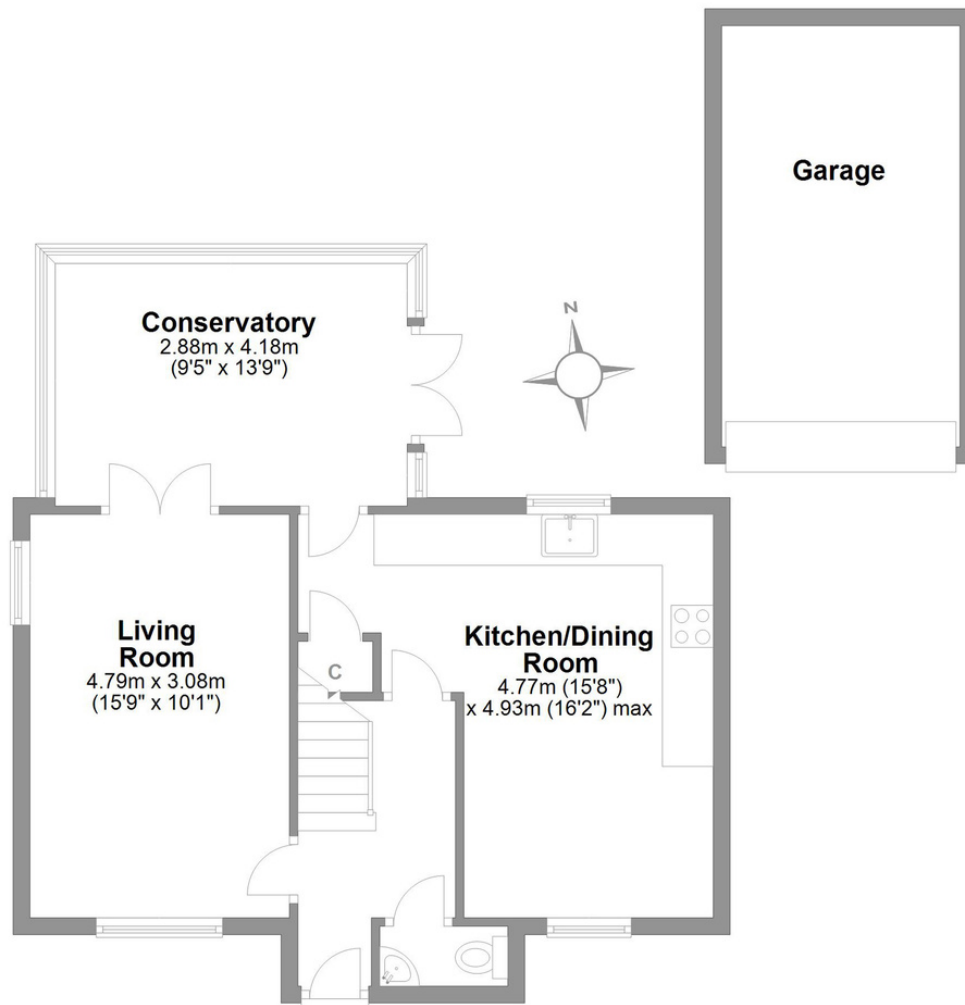
Outside...

Outside, the enclosed garden has been designed with easy maintenance in mind, with much of the space laid to gravel alongside a paved seating area. A mature willow tree adds greenery and character, while there is plenty of room for outdoor furniture, creating a lovely spot for dining outside, relaxing or enjoying time with family and friends.

Finer Details

EPC Rating: D
Council Tax Band: C
Tenure: Freehold
Heating Type: Gas central heating

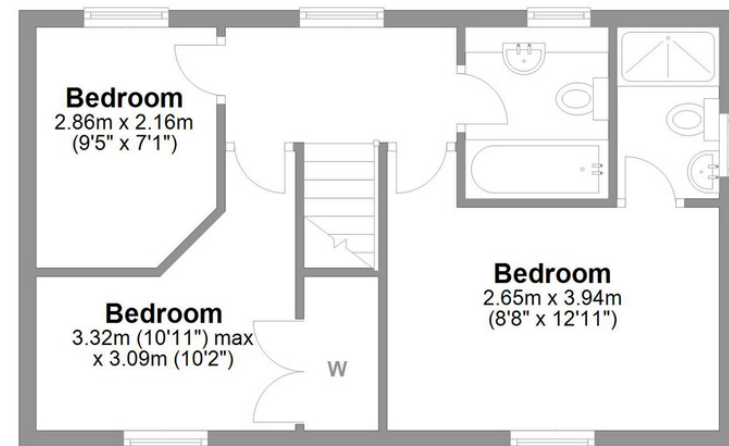




Ground Floor
Approx. 67.4 sq. metres (725.9 sq. feet)

Cookson Way Brough with St Giles

Total area: approx. 106.3 sq. metres (1144.1 sq. feet)



First Floor
Approx. 38.9 sq. metres (418.3 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.
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