

# Hamptons

INTERNATIONAL



**13115 Parkbrook Way Ln, Sugar Land, TX 77498**

4  4 

**£330,000**

**(\$449,000)**

## Property details



### Key features

- **Garage Count: 2 Car Garage**
- **Pool Description: Pool**
- **Fireplace Count: 2 Fireplaces**
- **Cooling: Central A/C**
- **Sewer: Public**
- **Water: City Water**

### Attributes

 **Swimming pool**

**13115 Parkbrook Way Ln, Sugar Land, TX 77498**

**£330,000**

**(\$449,000)**

4  4 

## Description

This beautiful, move-in-ready home offers privacy, serenity, and style in the gated community of Orchard Lake Estates. With more than 3,000 sqft, it features 4 beds, 3.5 baths, hand-scraped hardwoods, fresh paint, soaring ceilings and a double-sided staircase. The open kitchen flows into a spacious family room with gas fireplace, while formal living and dining rooms offer flexibility for entertaining or a home office. The first-floor primary suite includes peaceful backyard views, a spa-like bath and walk-in closet. Upstairs offers a guest suite with a private bath, two more bedrooms, a full bath and a large game room -- for hours of entertainment. Enjoy the covered patio, mature landscaping, gas grill connection and low-maintenance yard-plus the privacy of no back neighbors. Updates include a new roof, 2 new HVACs, west-facing windows and a generator hookup. Enjoy lakes, trails, parks, a pool and top Fort Bend ISD schools in one of Sugar Land's most desirable gated communities.





































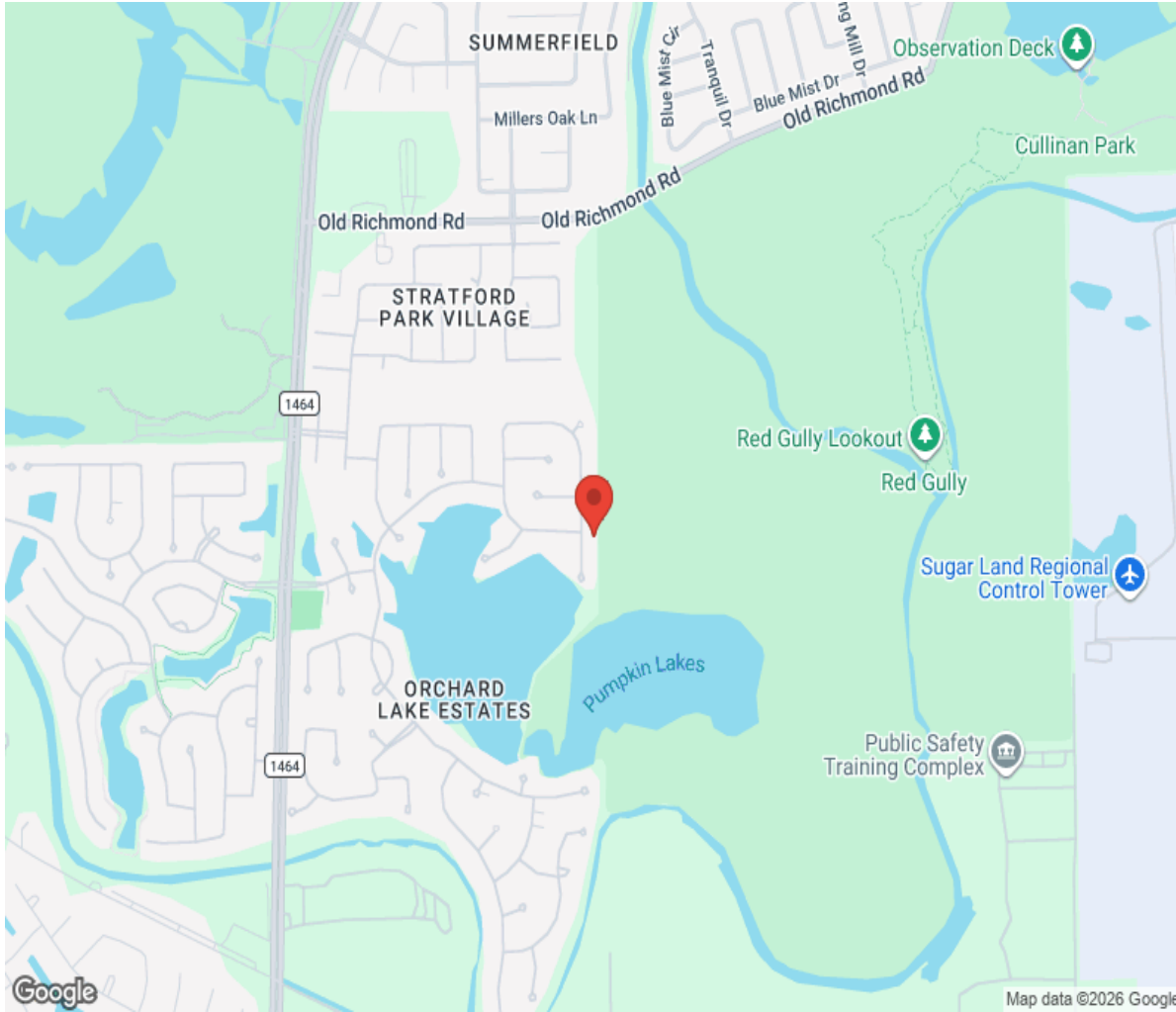








# Location



**Hamptons**

INTERNATIONAL

**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**