



26 St Pauls Drive, Brompton On Swale

Offers in the Region of £295,000

Forming part of this highly regarded and quietly located cul de sac, this substantial four bedrooomed detached house provides very generous living spaces complimented with a West facing rear garden. To the ground floor there is a living room, an open plan dining kitchen, a conservatory, a cloakroom and a utility room. The first floor features four bedrooms and a recently upgraded bathroom. Externally there is ample driveway parking, a garage and a private West facing garden. With scope for general updating, it is being offered CHAIN FREE. An early inspection is strongly recommended!

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Entrance Hallway:

Accessed through a part glazed upvc door, the hallway has a radiator and understairs storage.

Cloakroom:

Fitted with a WC and a wash hand basin.

Living Room:

4.55m x 3.94m

A generous room having a upvc double glazed window to the front of the property. There is a TV point, a radiator and a fireplace which has an Adams style surround and a gas fire. A pair of sliding doors open into the dining area.



The dining area has a radiator and a pair of upvc double glazed doors that open into the conservatory.



The kitchen is fitted with a range of units with complimenting countertops that also create a breakfast bar area. Integrated into the units are a gas hob with an extractor over, and an eye level oven. There is plumbing for a washing machine and a upvc double glazed window to the side of the property.

Conservatory:

4.06m x 2.90m

A upvc double glazed conservatory that makes the ideal space for relaxing and enjoying the garden. There is an electric heater, a ceiling fan and a door to the garden.

Open Plan Dining Kitchen:

6.14m x 3.71m

A great space, perfect for modern family living.



Utility Room:

2.68m x 2.03m

With storage units, a radiator and upvc double glazed windows to the rear and side. A upvc door gives access to the side of the property.

First Floor Landing:

With loft access, an airing cupboard and a upvc double glazed window.

Bedroom:

4.38m x 3.22m

A double bedroom with a radiator and a upvc double glazed window to the front of the property.



Bedroom:

3.46m x 3.23m

A double bedroom with a radiator, fitted wardrobes, a radiator and a upvc double glazed window to the rear with an open view.



Bedroom:

2.87m x 2.20m

With a radiator and a upvc double glazed window with an open countryside view.

Bedroom:

3.19m x 2.84m max

With a radiator, a built in wardrobe and a upvc double glazed window.

Bathroom:

1.83m x 1.69m

A recently refurbished bathroom having a white suite that comprises a bath with a shower over, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.



External

The property sits back from the road behind a block paved driveway providing off street parking for a number of cars. There is gated access to either side of the property to the rear garden. The Garage has an up and over door and a window to the side. The West facing low maintenance rear garden enjoys the afternoon and evening sun. There is a paved seating area, and a timber shed.



Additional Information

The postcode is DL10 7HQ and the Council Tax Band is E. The gas central heating boiler is located in the kitchen.

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.