



41 Beecher Stowe Drive, Brough with St Giles

Offers Over £230,000

In a quiet cul de sac position, this beautifully presented detached house has undergone a programme of refurbishment resulting in an excellent home. To the ground floor there is a living room, a cloakroom and a fantastic open plan dining kitchen, with the first floor having three bedrooms, the master being ensuite, and a well appointed bathroom. Externally there is a garage, driveway parking and a West facing garden. An early inspection is strongly advised!

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

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Entrance Hall:

The welcoming entrance hall features tiled flooring, a radiator and space for hanging coats.

Cloakroom:

Fitted with a WC, a wash hand basin and having a radiator and a upvc double glazed window.

Living Room:

A dual aspect room having a upvc double glazed bay window to the front and a pair of upvc double glazed doors opening out to the garden.



There is a TV point, two radiators, herringbone flooring and a fireplace with a tiled hearth.



Open Plan Dining Kitchen:

A great space, perfect for modern living.



The kitchen is fitted with a range of quality wall and base units with complimenting countertops which create a breakfast bar area. Integrated into the units are an electric hob and oven and a dishwasher.



There is plumbing for a washing machine, a useful storage cupboard, a upvc double glazed window and space for an American style fridge freezer. A half glazed door gives access to the garden.

The dining area provides ample space for family dining and has a radiator and a upvc double glazed bay window to the front of the property.



First Floor Landing

With loft access, a radiator and a upvc double glazed window.

Bedroom 1:

A large double bedroom with fitted wardrobes, a radiator and a upvc double glazed window.



The **Ensuite** has a corner shower enclosure, a WC and a wash hand basin.

Bedroom 2:

A double bedroom with a radiator, fitted wardrobes, a storage cupboard and a upvc double glazed window.



Bedroom 3:

With a radiator and a upvc double glazed window.

Bathroom:

The very well appointed bathroom has a modern white suite that comprises a bath with a shower over, a WC and a wash hand basin set on a vanity unit. There is a radiator and a upvc double glazed window.



External

The property sits in a quiet corner position with a gravelled front forecourt and a driveway providing off street parking.

The Garage has an up and over door and a door to the garden.

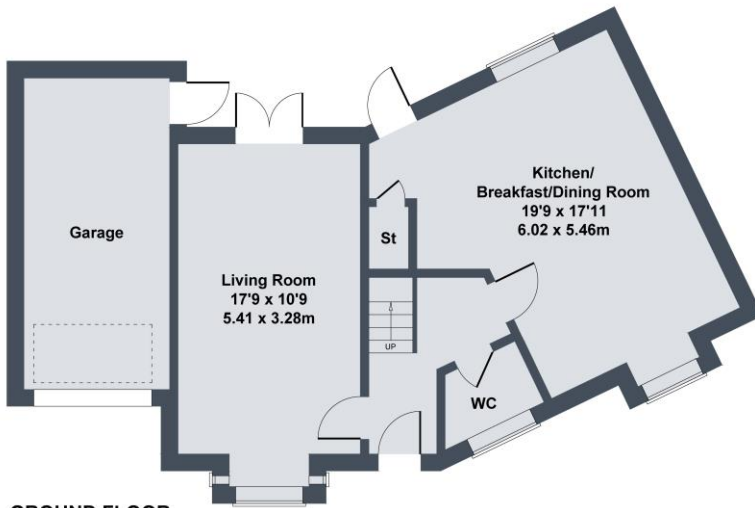
The West facing rear garden enjoys the afternoon and evening sun. It is mainly lawned and has a paved seating area.



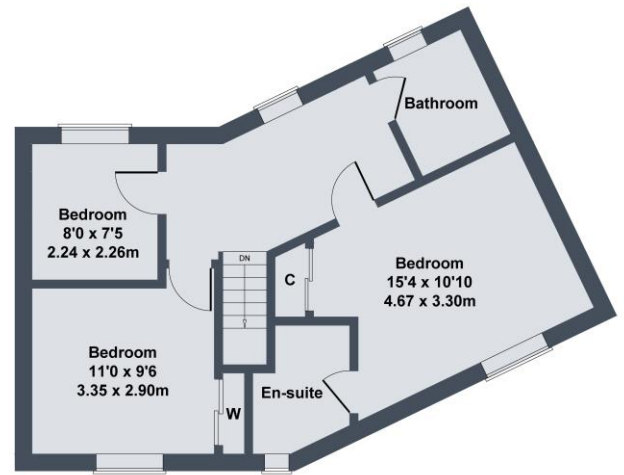
Additional Information

The postcode is DL9 4XP and the Council Tax Band is C. The gas central heating boiler is located in the kitchen.

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GROUND FLOOR



FIRST FLOOR

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.