



23 Pembury Mews, Brompton On Swale

Offers in the Region of £320,000

Forming part of this very popular and highly regarded development, and sitting on a generous plot, this most impressive detached house provides a spacious and well planned layout making an excellent family home. To the ground floor there is a living room, a dining room, a conservatory, a kitchen, a utility room and a cloakroom, whilst to the first floor there are four bedrooms, the master being ensuite and a recently upgraded bathroom. Externally there is driveway parking for a number of cars, a large garage and a generous South facing garden. An early inspection is strongly recommended!

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

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Entrance Hall:

The welcoming hallway is accessed through a part glazed upvc entrance door and has a radiator and a cloaks cupboard.

Living Room:

4.94m x 3.63m

The generous living room has a upvc double glazed window to the front of the property, a radiator, a TV point and a pair of doors to the dining room. The central focus of the room is the fireplace which houses a log burning stove.



There is a radiator and a pair of doors opening out to the garden.



Kitchen:

4.03m x 2.71m

Fitted with a generous range of wall and base units with complimenting countertops. Integrated into the units are a gas hob and an electric oven with an extractor over. There is a dishwasher, space for a fridge freezer, a radiator and a upvc double glazed window overlooking the garden.



Dining Room:

3.63m x 3.02m

With ample space for family dining and having a radiator and a pair of doors to the conservatory.



Utility Room:

5.36m x 2.56m

The large utility room has a range of storage units, a sink unit, plumbing for a washing machine, a radiator a upvc double glazed window and a door to the garage.

Conservatory:

3.57m x 3.23m

An excellent additional living area providing the ideal space for relaxing and enjoying the garden.

Cloakroom:

Fitted with a WC and having a radiator and a upvc double glazed window.

Garage:

8.98m x 2.72m

The larger than usual garage has an up and over door, a window, power, light and a water tap.

First Floor Landing:

With loft access

Bedroom 1:

3.66m x 3.15m

A double bedroom with a radiator and a upvc double glazed window overlooking the rear garden and open countryside beyond.



The recently upgraded **Ensuite** has a shower enclosure with a dual headed shower, a WC and a wash hand Basin set on a vanity unit.

Bedroom 2:

3.82m x 2.70m

A double bedroom with a built in wardrobe, a radiator and a upvc double glazed window.



Bedroom 3:

3.16m x 2.72m

A double bedroom with a radiator and a upvc double glazed window overlooking the rear garden.

Bedroom 4:

3.69m x 2.10m

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

Bathroom:

The most impressive bathroom has recently been upgraded and features a bath with a dual headed shower over, a WC and a wash hand basin set on a vanity unit. There is a heated towel rail, tiled flooring and a upvc double glazed window.



External

The property sits well back from the road behind a lawned garden with mature hedging affording a good level of privacy. The block paved driveway provides off street parking for a number of cars.

The generous South West facing rear garden enjoys the sun throughout the day. It is mainly lawned with mature hedging and borders and there is a patio seating area.



Additional Information

The postcode is DL10 7SG and the Council Tax Band is D. The Worcester gas fired boiler is located in the utility room.



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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.

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