



Town Green, Great Broughton

Offers Over £430,000

3 2 2



About this property...

This charming bungalow offers a harmonious blend of comfort and convenience, ideal for those seeking single-level living without sacrificing space. Set amid lush gardens both at the front and rear, this property boasts a thoughtfully designed extension at the back, providing a second sitting room perfect for relaxation or entertaining guests. The master bedroom, with its private en-suite bathroom, offers a touch of luxury and privacy, while the overall layout of the home ensures ease of access throughout. With its spacious design and seamless indoor-outdoor flow.

About this location...

Nestled in the picturesque landscape of North Yorkshire, Kirkby in Cleveland is a charming small village situated just 2 miles (3.2 km) south of Stokesley and in close proximity to Great Busby. This idyllic location offers a serene escape into rural village life, surrounded by the beauty of the countryside.

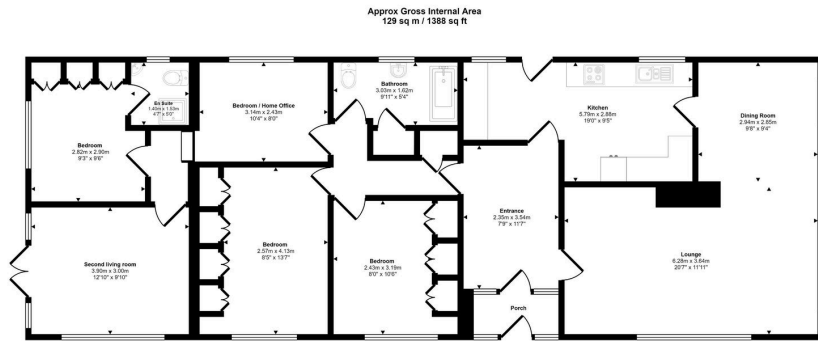
The heart of Kirkby in Cleveland is adorned with a welcoming pub named the Black Swan, providing a cosy gathering place for locals and visitors alike. This traditional establishment adds character to the village and serves as a hub for community interaction.

A mere one-minute walk away lies Great Broughton, featuring amenities such as a primary school, tennis courts, a cricket pitch, and a football pitch at the Kirkby and Great Broughton Sports Club. This dynamic sports club caters to the active lifestyle of the residents, fostering a sense of community through various sporting activities.

For those seeking social venues, Kirkby in Cleveland and its neighbouring village, Great Broughton, offer three distinct pubs: The Wainstones, Jet Miners, and Bay Horse. Each pub carries its own unique charm, providing options for residents to unwind and socialize in different settings.

The village's proximity to the Cleveland Hills makes it an ideal haven for nature enthusiasts. The scenic landscapes invite residents to





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Extended detached bungalow occupying a generous sized plot.
- Situated in the highly desirable village of Great Broughton.
- Single garage to the rear.
- Solar panels to this property and owned by the current sellers.
- Second living room and home office.
- Perfect for those buyers seeking spacious living accommodation across one floor.
- Master bedroom with ensuite shower room.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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