



## 5 BEAGLE CLOSE

BRIGG, DN20 0SD

**£160,000**  
**FREEHOLD**

Nestled in the well-appointed village of Broughton, this charming semi-detached home on Beagle Close offers a fantastic opportunity to step onto the property ladder. With local amenities and schools just a short distance away, convenience meets comfort in this desirable location.



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### DESCRIPTION

Inside, you'll find a bright and spacious living room, bathed in natural light from the large picture window overlooking the front aspect. The modern kitchen and breakfast room boasts a stylish contemporary design, ample storage, and French doors leading out to the rear garden—perfect for entertaining. Additional under-stair storage ensures practicality is key.

Upstairs, the property features two generous double bedrooms alongside a well-proportioned single bedroom, making it ideal for growing families or home office space.

With plenty of potential to put your own stamp on it, this home offers a wonderful blank canvas to create something truly special.

### ENTRANCE HALLWAY

Front entrance hallway Includes a front uPVC double glazed entrance door with inset pattern glazing with adjoining side light, single flight staircase leads to the first floor accommodation, attractive vinyl flooring, under stairs storage cupboard and oak internal doors allowing access through to;

### LIVING ROOM

With a front uPVC double glazed window, TV input and attractive folding twin glazed doors allowing access through to;

### KITCHEN DINNER

With rear French doors allowing access to the rear garden with adjoining uPVC double glazed window. The kitchen enjoys an extensive range of matt fronted low level units, drawer units and wall units with handleless pull handles and solid wood working top surfaces with matching uprising, incorporating a one and a half bowl ceramic sink unit with block mixer tap and drainer to the side with attractive tiled splash backs, built in

Bosch electric oven with matching 4-ring gas hob with overhead chrome canopied extractor fan with downlighting and further splash back, integrated fridge freezer, plumbing for a dishwasher and further plumbing for a washing machine, separate breakfast bar island with matching drawer units beneath and solid wood working top surfaces, attractive herringbone flooring, TV point and modern inset ceiling spotlights.

### FIRST FLOOR LANDING

First floor landing Includes a side uPVC double glazed window, loft access, built in storage cupboard and internal doors off to;

### BEDROOM ONE

With a rear uPVC double glazed window.

### BEDROOM TWO

With a front uPVC double glazed window and TV point.

### BEDROOM THREE

With a front uPVC double glazed window and built-in over stairs storage cupboard housing an Ideal modern gas Combi boiler.

### FAMILY BATHROOM

With a rear uPVC double glazed window with frosted glazing and a three piece suite comprising of a p-shaped panelled bath with overhead gold mains shower with tiled splash backs and a folding glazed screen with a further vanity wash hand basin with gloss fronted storage units beneath with gold effect pull handles, low flush WC, vinyl flooring, partly tiled walls and a wall mounted gold towel heater.

### EXTENAL

The property benefits from a private enclosed rear garden and off street parking to the front for multiple vehicles and access to an attached single garage.

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### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band A**

**Viewings – By Appointment Only**

**Floor Area – 969.00 sq ft**

**Tenure – Freehold**



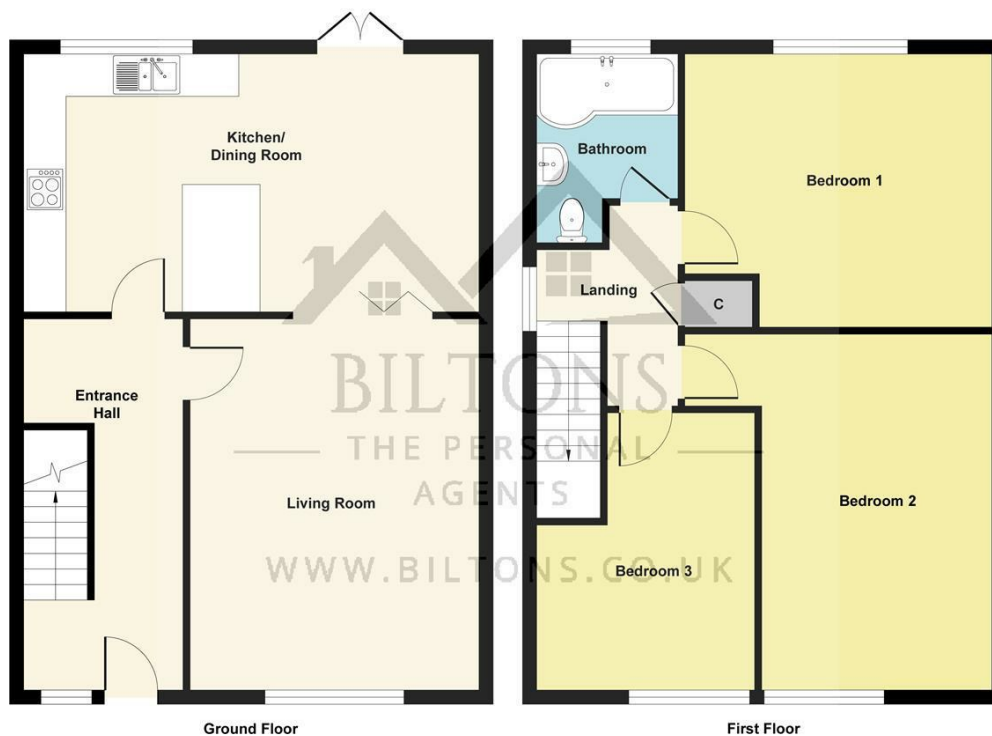
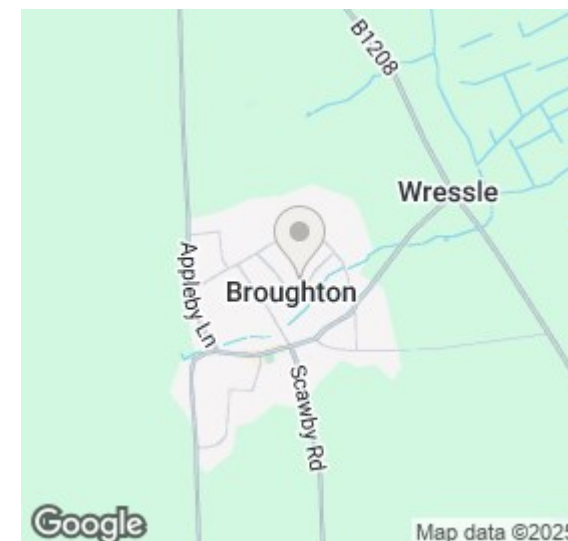



Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>56</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>56</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

[enquiries@biltons.co.uk](mailto:enquiries@biltons.co.uk)

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