

# 23 Bridge Road, Brompton On Swale.



**23 Bridge Road, Brompton On Swale, North Yorkshire.**

**Guide Price: £527,500**

**Sitting on a large plot, conveniently positioned close to the centre of this highly regarded village, this substantial detached house is beautifully presented, with quality fittings and provides very generous living spaces, perfect for modern family living. To the ground floor there is a large living room, a dining room, a kitchen, a garden room, a utility room, a cloakroom and a study. The first floor features four generous double bedrooms, two of which have ensuite facilities. Externally there is driveway parking, a double garage and a large well tended garden with vegetable plot. Being offered to the market CHAIN FREE, an early inspection is strongly recommended!**



### **Entrance Hall:**

The welcoming hallway is accessed through a part glazed upvc door with glazed side lights and features a radiator and a useful cloaks cupboard.

### **Dining Room:**

A large dining room providing ample space for family dining or entertaining. There is a radiator and a upvc double glazed bay window to the front of the property.

### **Living Room:**

The very spacious living room is centred around a fireplace with a wooden surround and a tiled inset and hearth. There is a TV point, two radiators and a pair of doors that open into the conservatory.

### **Garden Room:**

A lovely space for relaxing and enjoying the garden. There is a tiled floor, two radiators and a pair of doors that open out to the garden.

### **Kitchen:**

A most impressive kitchen fitted with a range of oak fronted wall and base units with granite work surfaces. Integrated into the units are a double bowl Belfast sink, a range cooker and a dishwasher. There is a upvc double glazed window overlooking the garden, space for a breakfast table, a radiator and a large walk in larder cupboard.

### **Utility Room:**

With a range of units and having a sink, a washing machine and a tumble drier.

### **Cloakroom:**

Fitted with a WC and a wash hand basin set on a vanity unit. There is a radiator and a upvc double glazed window.

### **Study:**

A great additional space providing the ideal area for a home office. There are two windows overlooking the garden and a door to the side of the property.

### **First Floor Landing:**

With a large airing cupboard, a radiator and loft access via a drop down ladder.

### **Master Suite:**

A fantastic main bedroom having a large bedroom, a dressing room and an ensuite.

The bedroom has two radiators and two upvc double glazed windows overlooking the garden.

The well appointed **Ensuite** has a double ended slipper bath, a shower enclosure, a WC and a wash hand basin. There is a heated towel rail and a upvc double glazed window.



### **Bedroom:**

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

The **Ensuite** has a shower enclosure, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.

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

### **Bedroom:**

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

### **House Bathroom:**

Fitted with a white suite that comprises a corner bath, a WC and a wash hand basin on a vanity unit. There is a radiator and a upvc double glazed window.

### **External**

The property sits back from the road behind a very nicely presented walled garden and a block paved driveway providing off street parking. A side gate leads to the rear garden. The **Double Garage** has an electric up and over door, power and light and a door to the utility room.

The most impressive rear garden is a gardeners dream and features a large lawn with well stocked and mature borders and a vegetable patch. There is a paved seating area, a large ornamental pond and a gazebo that houses a hot tub.





### **Additional Information**

The postcode is DL10 7HW and the Council Tax Band is F.

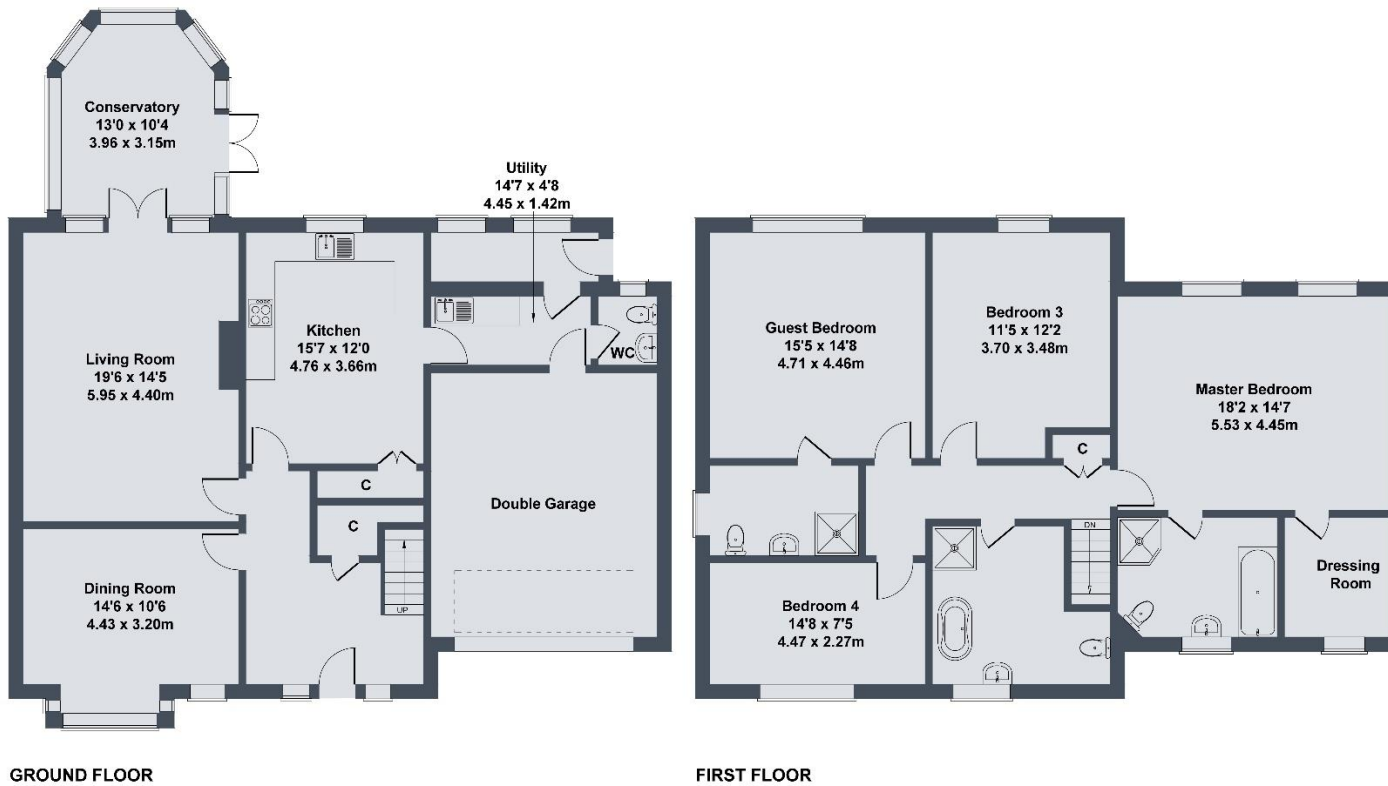
The Baxi gas central heating boiler is located in the utility room.

Brompton On Swale is a highly regarded and conveniently positioned close to the market town of Richmond, and only a 20 minute drive to Darlington and Northallerton with both towns having main line train stations.

The village has a very good primary school, a shop and two pubs.



## 23 Bridge Road, Brompton on Swale



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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