



## 71 Brompton Park, Brompton On Swale

### Offers in the Region of £255,000

In a quiet cul de sac position on this highly regarded development, and with the benefit of a South facing garden, this generously proportioned detached house provides spacious living spaces that will appeal to a range of buyers. To the ground floor there is a dual aspect living room, a conservatory and a dining kitchen. The first floor has three bedrooms and a modern shower room. Externally there is driveway parking for a number of cars, a garage and the South facing garden. An early inspection is strongly advised.

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## **Entrance Lobby:**

Accessed through a upvc door, the lobby has a tiled floor and provides the ideal space for outdoor wear.

## **Living Room:**

A bright, dual aspect living room having a upvc double glazed bay window to the front, and a upvc double glazed window to the rear overlooking the South facing garden. There is a decorative fire surround, a TV point and a radiator.



## **Conservatory:**

A great addition, providing a lovely space for relaxing and enjoying the garden. There is underfloor heating and a pair of upvc double glazed doors to the garden.



## **Dining Kitchen:**

With ample space for family dining, the kitchen is 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 plumbing for a washing machine, space for a tumble drier and for a fridge freezer, upvc double glazed windows to the front and rear of the property, a radiator, under stairs storage and a door out to the garden.



## **First Floor Landing:**

With a radiator and a upvc double glazed window.

### **Bedroom 1:**

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



### **Bedroom 2:**

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



### **Bedroom 3:**

With overhead storage units, a radiator and a upvc double glazed window.



### **Shower Room:**

Having a large shower enclosure with a Mira electric shower, a WC and a wash hand basin set into a modern vanity unit providing storage. There is a heated towel rail and a upvc double glazed window.



### **External**

The property sits in a quiet corner position behind a small garden and a driveway providing off street parking for a number of cars.

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

The South facing rear garden enjoys the sun throughout the day. It has a lawn with well planted borders, a wildlife pond and a paved seating area.



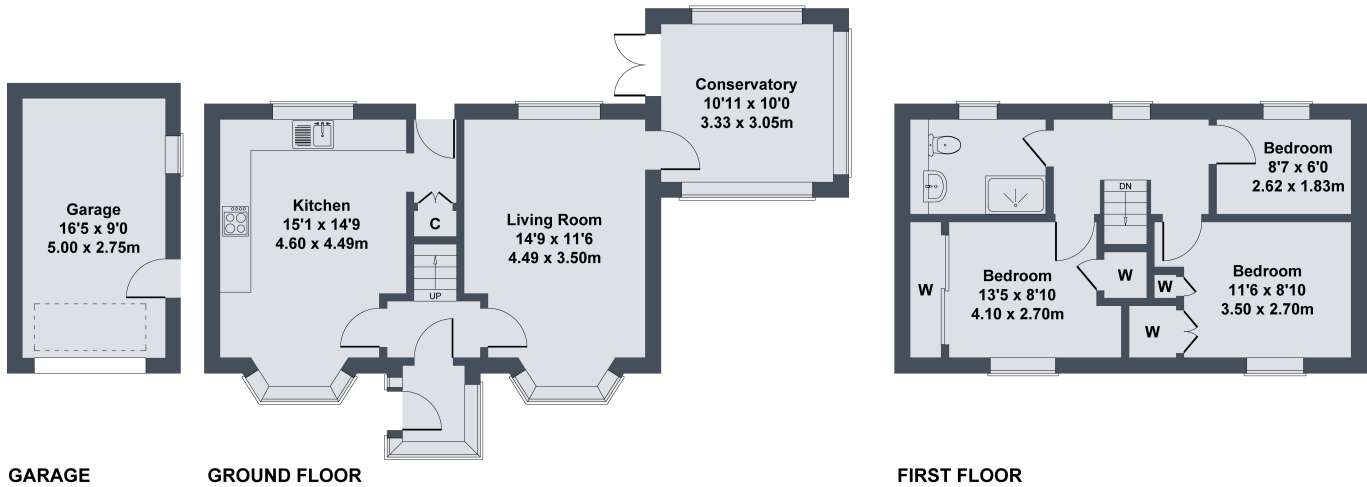
### **Additional Information**

The postcode is DL10 7JP and the Council Tax Band is C.

The Worcester gas fired boiler is located in the kitchen.



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### 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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