



## 9 St. Pauls Drive, Brompton on Swale

Offers in the Region of £260,000

In this quiet cul de sac location, close to the centre of this very popular and highly regarded village, this detached bungalow is well presented throughout and has the benefit of a generous garden and ample driveway parking. The property comprises a living room, a dining kitchen, two double bedrooms and a modern shower room. Externally there are well tended gardens, driveway parking and a garage. Being offered to the market CHAIN FREE, an early inspection is strongly recommended!

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

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## **Entrance Hall:**

Accessed through a part glazed upve front door, the welcoming hallway has a radiator and loft access. The loft is fully boarded and has a ladder.

## **Living Room:**

A perfect space for relaxing, the focus of the room is the feature brick open fireplace with tiled hearth, there is a large upvc double glazed window to the front of the property, a radiator and a TV point.



## **Kitchen:**

Comprising a range of cream wall and base units with complimenting countertops, integrated is a stainless steel sink with drainer, electric oven and hob with an extractor over, plumbing for a washing machine and space for an undercounter fridge and freezer.



The kitchen provides ample space for a dining table and has a large pantry cupboard, a radiator and a upvc double glazed window overlooking the rear garden.

## **Bedroom 1:**

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



## **Bedroom 2:**

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





### **Shower Room:**

Fully tiled and comprising a sink, wc, mains fed shower, heated towel rail and a frosted window to the rear of the property.



### **External**

To the front of the property are wrought iron gates and a driveway providing off road parking for several cars. There is a paved, low maintenance front garden.



To the rear of the property is a lovely manicured lawned garden with planted borders and a patio area. There is a waterproof power outlet.

The single garage has an up and over door, power and light.

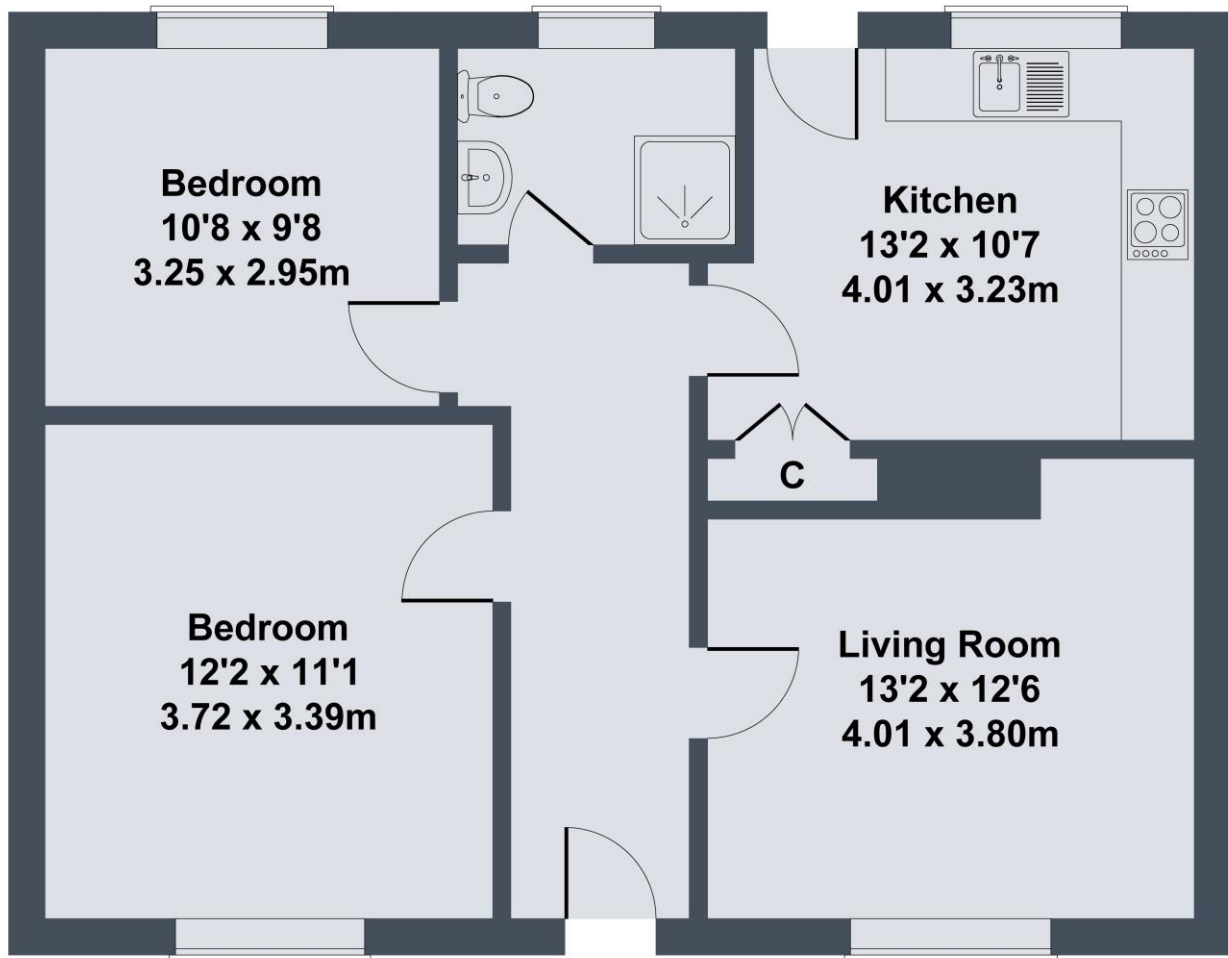
### **Additional Information**

The gas central heating combi boiler is located in the loft.

The Postcode is DL10 7HQ, the Council Tax Band is C.



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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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