



4 Columbus Way, Brompton On Swale

Offers in the Region of £279,995

Forming part of this highly regarded development, and with a South facing garden, this immaculately presented detached house has been extended and improved by the current owners, resulting in a first class home. To the ground floor there is a living room, a cloakroom, a garden room, a utility room and a fantastic high quality dining kitchen. The first floor features three bedrooms, the master being ensuite and the house bathroom. Externally there is driveway parking, a garage and a South facing garden with mature planting and a number of seating areas. An early inspection is strongly recommended!

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

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Entrance Hall:

The welcoming hallway has a radiator with a decorative cover and stairs to the first floor. The cloakroom has a WC, a wash hand basin and a upvc double glazed window.

Living Room:

A lovely room with a contemporary feel. There is a upvc double glazed window with plantation style shutters, a TV point, a radiator and a feature wall with an electric stove effect fire.



Integrated into the units are a gas hob with an extractor over, an eye level oven and microwave, a fridge, a freezer and a dishwasher. There is kick board lighting, a TV point and a upvc double glazed window overlooking the garden. The Dining Area has a radiator and a set of sliding doors opening into the garden room.

Garden Room:

A great additional space having a South facing aspect overlooking the garden. A pair of doors open out to the decked seating area.



Dining Kitchen:

With ample space for family dining, the kitchen is fitted with a generous range of quality wall and base units with complimenting countertops and soft close fittings.



Utility Room:

With plumbing for a washing machine and a half glazed door to the side of the property.

First Floor Landing:

With loft access, a radiator and a upvc double glazed window.

Bedroom 1:

A double bedroom with radiator, feature timber wall panelling and a upvc double glazed window.



The **Ensuite** is fitted with a corner shower enclosure, a WC and a wash hand basin.



Bedroom 2:

A double bedroom with a radiator and a upvc double glazed window.



Bedroom 3:

With a radiator and a upvc double glazed window.

Bathroom:

Fitted with a white suite that comprises a bath with a shower attachment, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.



External

The property sits back from the road behind a low fence, driveway parking and a neat lawned garden with a pear tree. The **Garage** has an up and over door, power and light.

The South facing rear garden enjoys the sun throughout the day. It is mainly lawned with mature planting including an apple and a plum tree. There are a number of seating areas for relaxing, a tap and gate to the front garden.

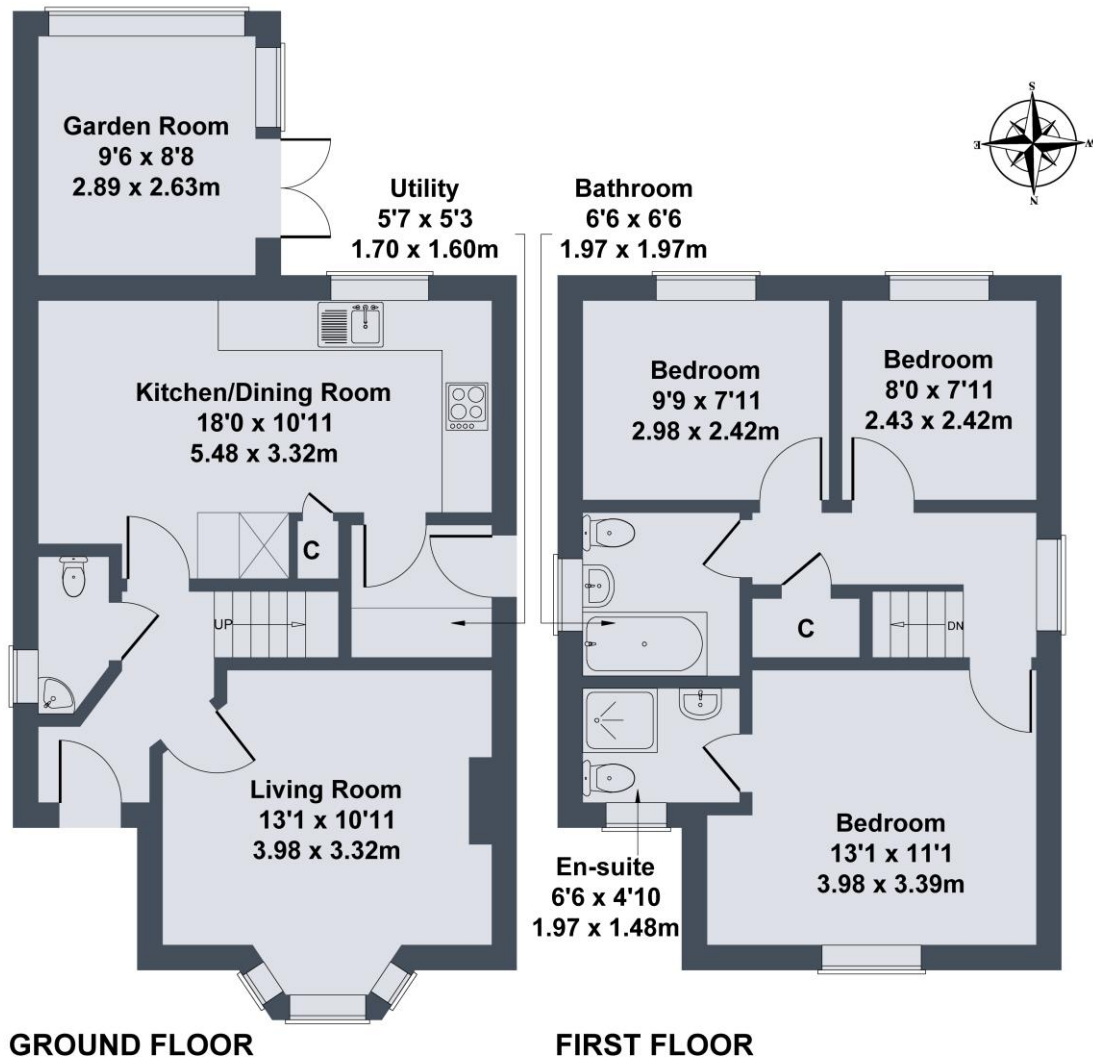


Additional Information

The postcode is DL10 7TW and the Council Tax Band is D. The gas central heating 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.

Produced by Potterplans Ltd. 2025

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.