

9 Caxton Close, Brompton on Swale



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Offers in The Region of £425,000

Forming part of this highly regarded development, this most impressive four bedroomed detached house has been improved and extended by the current owners resulting in a beautifully presented, first class family home. To the ground floor there is a living room, a garden room, a fantastic dining kitchen, a utility room, a study and a cloakroom. The first floor features four bedrooms, the master being ensuite, and the family bathroom. Externally there is a gated driveway, an annexe and a lovely private garden. An early inspection is strongly advised!



Entrance Hallway:

Having Kandeian flooring, a cloaks cupboard and a modern styled radiator.

Living Room:

With a upvc double glazed bay window to the front of the property, Karndeian flooring, a TV point, two modern styled radiators and a fireplace with a gas fire. A pair of doors open into the garden room.

Garden Room:

An excellent addition, making the ideal space for relaxing and enjoying the garden. There is a TV point, an electric radiator and a pair of doors opening out to the garden.

Dining Kitchen:

The fantastic open plan dining kitchen provides ample space for family dining and is fitted with a generous range of recently fitted quality units with soft close fittings and complimenting countertops.

Integrated into the units are a Bosch electric hob, a Neff oven, a dishwasher, a large fridge and a large freezer. There is kick board lighting, two upvc double glazed windows and a pair of doors that open out to the garden.

Utility Room:

With wall and base units, plumbing for a washing machine, space for a tumble drier and a door to the side of the property.

Study:

Ideal for those who work from home. It has a radiator and a upvc double glazed window.

Cloakroom:

Recently upgraded and fitted with a WC and a wash hand basin.

First Floor Landing:

With a radiator, a storage cupboard and a upvc double glazed window.

Bedroom 1:

A double bedroom with two upvc double glazed windows, a radiator, a TV point and a fitted wardrobe.

The **Ensuite** has a shower, a WC and a wash hand basin.

Bedroom 2:

A double bedroom with a fitted wardrobe, a radiator, and a upvc double glazed window.



Bedroom 3:

A double bedroom with a fitted wardrobe, a radiator and a upvc double glazed window.

Bedroom 4:

With a radiator and a upvc double glazed window.

Bathroom:

Having a roll top bath, a WC and a wash hand basin. There is a heated towel rail and a upvc double glazed window.

External:

The property sits well back from the road behind a wall and a lawned garden giving a good level of privacy. There is a gated driveway that provides off street parking.

The annexe provides a great space for family time and features a bar and has space for relaxed seating and for a snooker table! It was previously a double garage and could be returned to that use by installing new doors. A gated path to the side leads to the garden.

The private rear garden is lawned with mature planting and hedges. There is a paved seating area with a pond and water feature.





Additional Information:

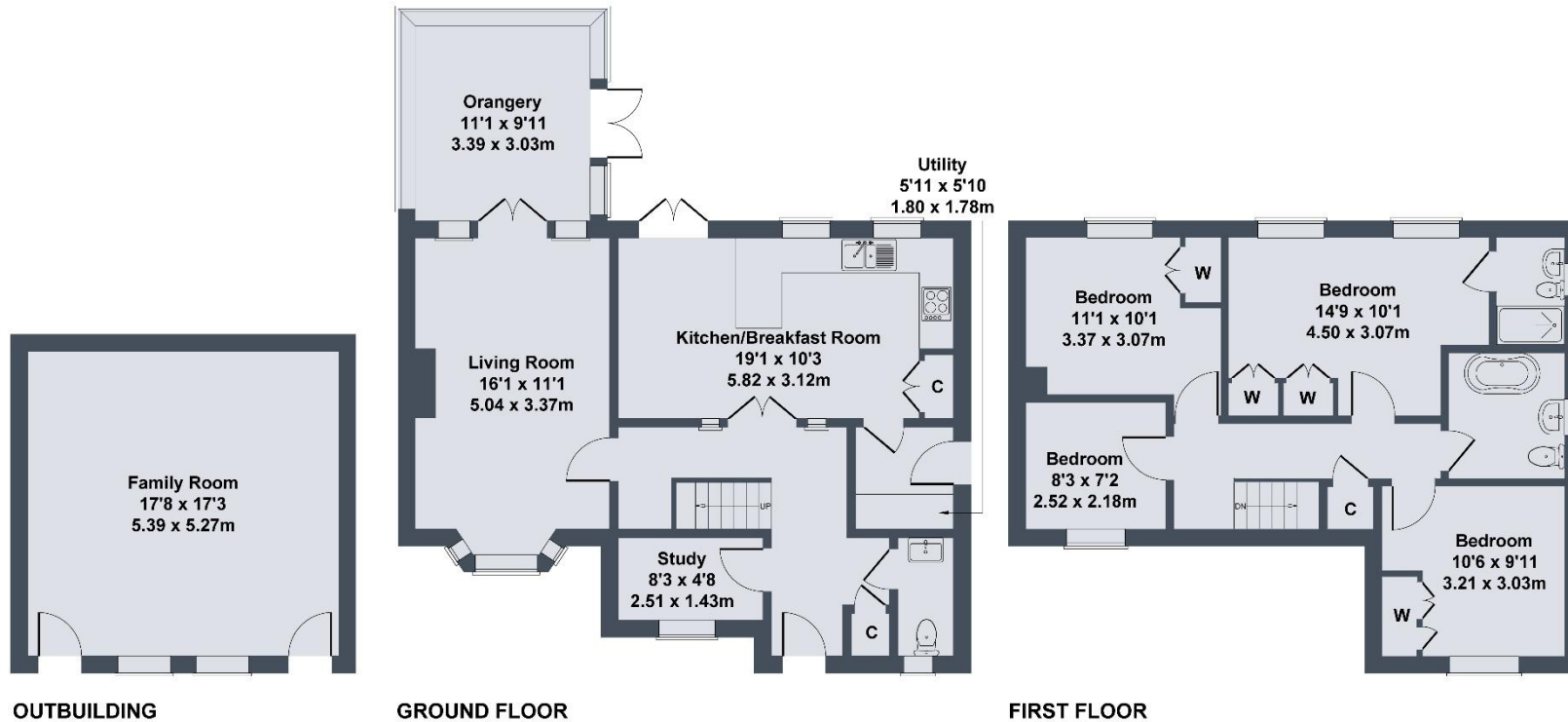
The postcode is DL10 7TT and the Council Tax Band is E.

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

There is an EV charging point.



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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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