



23 Brompton Park, Brompton On Swale, DL10 7JW
Asking price £240,000



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We are delighted to offer for sale this three bedroomed detached bungalow with generous sized gardens to the front and the rear. A large driveway provides off road parking for approximately four vehicles. Situated on this very popular development and offered for sale with no onward chain. An early inspection is highly recommended to avoid disappointment.

ENTRANCE HALL

With UPVC entrance door, central heating radiator and coved ceiling.

LOUNGE 6.87 x 3.98 into bay (22'6" x 13'0" into bay)

A generous sized bright and airy room situated at the front of the property with UPVC double glazed window, electric fire in a white surround, two central heating radiators and coving.

KITCHEN 3.96 x 2.78 (12'11" x 9'1")

At the rear of the property with a range of wall and base units with worktops, electric hob, gas oven, extractor hood, ceramic sink unit with mixer tap over and tiled splash back, plumbing for an automatic washing machine, Worcester boiler, spot lights, two UPVC double glazed windows and UPVC double glazed door leading to the rear garden.

INNER HALLWAY

BEDROOM 1 4.23 x 3.17 (13'10" x 10'4")

A double room at the front of the property with a central heating radiator, UPVC double glazed window and coving.

BEDROOM 2 3.40 x 2.88 (11'1" x 9'5")

A double room at the rear of the property with central heating radiator, UPVC double glazed window and loft access.

BEDROOM 3 2.86 x 1.75 (9'4" x 5'8")

At the rear of the property with central heating radiator and UPVC double glazed window.

BATHROOM 1.79 x 1.97 (5'10" x 6'5")

At the rear of the property with a white suite comprising of w.c, wash hand basin and bath with shower over, shower screen, part tiled walls, towel radiator and UPVC double glazed window.

EXTERNALLY

To the front of the property there is a large lawned area and driveway providing off road car parking for approximately four vehicles.

To the rear of the property there is an enclosed garden having lawn, patio area, garden shed, external light and cold water tap.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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