



1 Tudor Court, Brompton On Swale, DL10 7GA
£1,250



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A FOUR BED DETACHED FAMILY HOME - Situated in Brompton on Swale, the property offers generous sized accommodation including a double garage. The property is available MID APRIL - Call today to book an appointment

ENTRANCE HALL

Front door leading into entrance hall having ceiling coving, telephone point and doors to; cloaks/w.c, study, lounge and kitchen breakfast room. Stairs to first floor landing.

CLOAKS/W.C

Low level w.c, pedestal hand basin, extractor fan and central heating radiator.

STUDY 2.96 x 2.97 (9'8" x 9'8")

UPVC window to front, central heating radiator, coving and telephone point.

LOUNGE 3.50 x 4.88 (11'5" x 16'0")

UPVC windows to front and side, 2 central heating radiators, ceiling coving, TV and telephone points. Gas fire with stone effect fireplace surround.

KITCHEN/BREAKFAST ROOM 4.83 x 3.09 (15'10" x 10'1")

One and half sink unit fed by mixer tap, fitted with an attractive range of base, drawer and wall units with worktop surfaces incorporating a four ring gas hob with below oven and above extractor hood. Integrated freezer, tiling to splash areas, central heating radiator, downlighting, UPVC window and door to rear. Door to utility and dining room.

DINING ROOM 3.50 x 3.09 (11'5" x 10'1")

UPVC French doors to rear garden. Ceiling coving and central heating radiator.

UTILITY ROOM

Single drainer fed by mixer tap, fitted with wall units having worktop surface. Tiling to splash areas, plumbing for automatic washer, void for dryer, extractor fan, central heating radiator. Wall mounted boiler and UPVC door to side.

FIRST FLOOR LANDING

Doors to bedrooms, family bathroom/w.c. and linen cupboard housing cylinder tank. Ceiling coving, central heating radiator. Loft hatch.

BEDROOM 1 5.58 x 3.44 (18'3" x 11'3")

UPVC window to front, central heating radiator, ceiling coving and door to en-suite.

EN-SUITE

Shower cubicle, pedestal hand basin, low level w.c, tiling to part walls, extractor fan, shaver point, down lighting and UPVC window to side.

BEDROOM 2 3.50 x 2.77 (11'5" x 9'1")

UPVC window to rear and central heating radiator.

BEDROOM 3 2.83 x 4.59 (9'3" x 15'0")

UPVC window to front and central heating radiator.

BEDROOM 4 2.82 x 3.48 (9'3" x 11'5")

UPVC window to rear and central heating radiator.

FAMILY BATHROOM/W.C

Panelled bath, low level w.c, pedestal hand basin, tiling to part walls, shaver point, extractor fan, down lighting, central heating radiator and UPVC window to rear.

EXTERNALLY

There is lawned garden to the front with path to the front door. A side path gives access to the rear garden which is laid to lawn.

STORE ROOM 1.73 x 2.34 (5'8" x 7'8")

To the rear of the double garage having fitted work bench, door to garden, workshop and double garage.

WORKSHOP 2.85 x 2.34 (9'4" x 7'8")

To the rear of the double garage having UPVC window to front, internal window to double garage.

DOUBLE GARAGE 4.53 x 5.38 (14'10" x 17'7")

Roller doors and power

NOTES

COUNCIL TAX BAND E

Please note the photos are from the owners catalogue and will be empty at a viewing session.



£1,250

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(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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