



80 Brompton Park, Brompton On Swale, Yorkshire, DL10 7JP  
Offers over £210,000



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WELCOME to this charming semi-detached bungalow nestled in picturesque Brompton Park, Brompton On Swale, Richmond. This delightful property boasts 2 cosy reception rooms, perfect for relaxing or entertaining guests. With 2 bedrooms and a well-appointed shower room, this home offers comfort and convenience.

One of the standout features of this property is the private, secluded garden that backs onto woodland, providing a tranquil and serene setting for outdoor enjoyment. Imagine sipping your morning tea surrounded by nature's beauty right in your own backyard.

Parking will never be an issue with space for up to 4 vehicles on the large drive, ensuring both convenience and practicality. The absence of an onward chain means a smooth and hassle-free transition for the new owners.

Step inside to discover the high standard of this home, with engineered Oak flooring throughout and Oak doors adding a touch of elegance and warmth to the space. The attention to detail and quality craftsmanship are evident in every corner of this lovely bungalow. Whether you're looking for a peaceful retreat or a place to call home, this property offers the best of both worlds. Don't miss the opportunity to make this charming bungalow your own and enjoy the comforts of countryside living with modern amenities.

## ENTRANCE RECEPTION

Composite front door with double glazed glass insert leads into the open plan entrance reception with central heating radiator. Engineered oak flooring, built in double pantry cupboard with shelving. Walk through to newly fitted kitchen and Oak door to Sitting Room.

## SITTING ROOM 6.10 mto bay x 2.93m (20'0" mto bay x 9'7")

At the front of the property with a UPVC double glazed bay window bringing in lots of natural light. The main focal point to this beautiful room is the floating Oak mantle with marble insert and hearth incorporating a coal effect living flame gas fire. Engineered Oak flooring, TV point, ceiling coving, central heating radiator and oak door to inner hallway.

## INNER HALLWAY

Loft hatch with pull-down ladder to mainly boarded loft with Worcester 'combi' gas boiler and lighting. Oak doors to Bedrooms, family shower room and Linen cupboard (with shelves). Engineered Oak flooring and ceiling coving.

## KITCHEN 2.67m x 2.41m (8'9" x 7'10")

A full modernised kitchen comprising; ceramic one and half bowl sink unit fed by brushed chrome swan neck mixer tap. Fitted with an attractive range of base, drawer and wall units with wood style work top surfaces and decorative tiling to up stands and splash areas. Under counter lighting. AEG Ceramic hob with extractor hood, Bosch oven, void for fridge. Plumbing for an automatic washing machine, ceiling coving, engineered oak flooring and UPVC window to side.

## BEDROOM 1. 3.61m x 2.93m (11'10" x 9'7")

A double bedroom at the rear with a UPVC double glazed window, central heating radiator, engineered Oak flooring and ceiling coving.

## BEDROOM 2. 3.73m x 2.45m (12'2" x 8'0")

A double bedroom having a UPVC double glazed window to side, ceiling coving and engineered Oak flooring. Wall mounted electric heater. French doors to Sunroom.

## SUNROOM/CONSERVATORY 2.34m x 4.85m max (7'8" x 15'10" max)

With engineered Oak flooring, spot lights and UPVC double glazed windows to sides and rear with UPVC French doors leading out to the enclosed rear garden.

## FAMILY SHOWER ROOM/W.C

Having a white suite with low level w.c, wash hand basin with a vanity cupboard beneath and a mixer tap, walk in shower with glass screen and double shower. Tiled walls and floor, heated towel radiator, UPVC double glazed window to the side, spot lights and extractor fan.

## EXTERNALLY

To the front of the property there is a block paved driveway for parking with a central gravelled feature area and external welcome light. To the side there is an extensive block paved driveway leading to the garage providing off road parking for three / four vehicles with double wooden gates and an outside water tap.

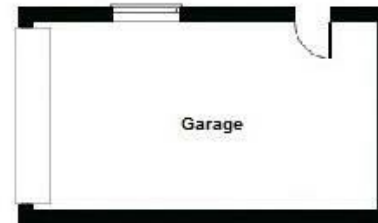
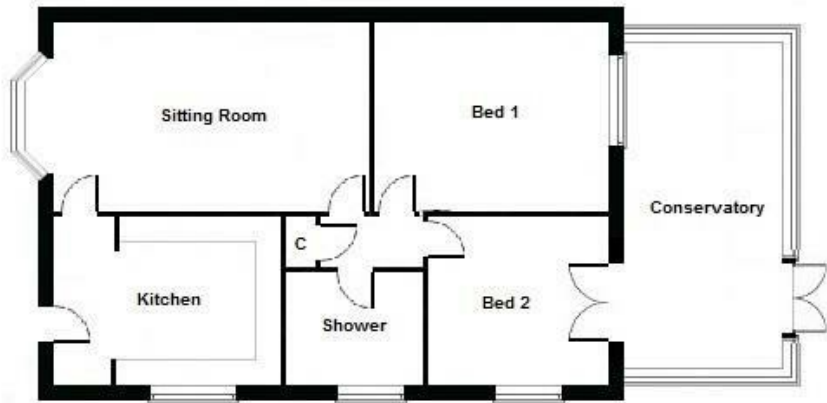
To the rear of the property there is a private landscaped garden that backs onto woodland. Comprising of lawn with sleeper borders, paved patio area, raised decking area with gazebo over, security light and outside water tap. A perfect space for al fresco dining.

## GARAGE

Single garage with up and over door, power, light, worktop surface with units for storage.



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**Sketch Plan for Identification Purposes Only**  
 The placement & size of walls, doors, windows, staircases & fixtures are approximate & cannot be relied upon as other than for guidance purposes only

### Energy Efficiency Rating

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

**England & Wales** EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

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

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