



22 Pembury Mews, Brompton On Swale, North Yorkshire, DL10 7SG
Offers in excess of £250,000



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Situated within this sought after village of Brompton on Swale, the property benefits from spacious living accommodation and 3 good sized bedrooms, the master having an en-suite. The property is offered to the market with NO ONWARD CHAIN and has the benefit of a south-west facing garden.

ENTRANCE CANOPY

Wall light and hard wood framed door leading into entrance reception.

ENTRANCE RECEPTION

Window with double glazed insert, central heating radiator, laminated floor, dado rail, ceiling coving and doors to; study, lounge, dining room and kitchen/breakfast room.

STUDY / BEDROOM 4 2.659 x 3.115 (8'8" x 10'2")

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

LOUNGE 3.469 x 5.670 into stairs recess (11'4" x 18'7" into stairs recess)

Box window to the front, central heating radiator, staircase to first floor with under stairs recess. Stone effect contemporary fireplace with gas fire. TV point, two wall lights, dado rail and ceiling coving.

DINING ROOM 2.854 x 4.675 (9'4" x 15'4")

Central heating radiator, ceiling coving and sliding doors to the conservatory.

CONSERVATORY 2.519 x 2.682 (8'3" x 8'9")

Brick based with UPVC windows to rear and sides, UPVC door to side leading onto the patio area. Two wall lights, power points.

KITCHEN/BREAKFAST ROOM 3.251 x 3.623 (10'7" x 11'10")

Porcelain sink unit fed by mixer tap, fitted with an attractive range of base, drawer and wall units with display cabinets and under unit lighting. Wood effect worktop surfaces and breakfast bar. Four ring gas hob with below oven and above extractor hood. Integrated Bush dishwasher, tiling to part walls, tiled effect black lino, UPVC window to rear and door to rear, ceiling coving and arch through to utility area.

UTILITY AREA 1.193 x 1.640 (3'10" x 5'4")

Integrated fridge and freezer, worktop with below plumbing for automatic washer, tiling to splash areas, black tiled effect Lino and central heating radiator.

FIRST FLOOR LANDING

Loft hatch and doors to bedrooms and family bathroom/w.c.

BEDROOM 1 3.629 x 3.863 excluding robes (11'10" x 12'8" excluding robes)

UPVC windows to front, central heating radiator and extensive bedroom furniture, wardrobes with above storage, dressing unit and further cupboard storage. Central heating radiator and door to en-suite.

EN-SUITE

Corner shower cubicle, closed cupboard w.c, hand basin with below vanity cupboards and worktop, tiling to part walls, tiled floor, ladder towel rail, down lighting, wall mounted mirror and UPVC window to side.

BEDROOM 2 3.454 x 3.217 (11'3" x 10'6")

UPVC window to rear, central heating radiator, TV point and useful built in cupboard.

BEDROOM 3 3.368 x 2.698 (11'0" x 8'10")

Hard wood framed velux window to rear, single radiator and built in cupboard housing the cylinder tank.

FAMILY BATHROOM/W.C

Shaped panelled bath with shower screen and Mira shower, hand basin with mixer taps, central heating radiator, tiling to walls, feature tiled floor and UPVC window to side.

EXTERNALLY

To the front is a block paved driveway for 2 cars leading to the garage, lawned frontage with established flower and shrub borders.

The rear is well established with a paved patio area, laid to lawn with flower and shrub borders, feature pond, timber shed and greenhouse included in the sale.

GARAGE

Single garage with up and over door, power, light, void for dryer and NEW wall mounted boiler. There is the potential to board out the garage roof void for further storage.



OFFERS IN EXCESS OF £250,000



