



71 Brompton Park, Brompton On Swale, DL10 7JP  
**£230,000**





# 71 Brompton Park, Brompton On Swale, DL10 7JP

\*\*\* NEW PRICE \*\*\* Nestled in the charming cul-de-sac of Brompton Park, Brompton On Swale, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, ensuring that you can host gatherings with ease.

The heart of the home is complemented by a lovely conservatory that overlooks the rear garden, creating a serene space to enjoy the beauty of the outdoors, regardless of the season. The garden itself is a wonderful retreat, perfect for gardening enthusiasts or simply unwinding after a long day.

Parking is a breeze with a large driveway that accommodates multiple vehicles, along with the added benefit of a detached garage for extra storage or workshop space. The location is not only peaceful but also conveniently situated, providing easy access to local amenities and excellent transport links.

This property presents an excellent opportunity for those looking to settle in a friendly community while enjoying the comforts of a spacious family home. Don't miss the chance to make this charming house your new home.

## PORCH

With a UPVC double glazed entrance door, tiled floor and door into the hallway

## HALLWAY

With staircase leading to the first floor and partially glazed doors leading into the lounge and the kitchen/dining room.

## LOUNGE 4.49 3.49 (14'8" 11'5")

A dual aspect room with a fire surround, tv aerial point, two wall lights, central heating radiator, coving, UPVC double glazed windows to the front and the rear. A door leads into the conservatory.

## CONSERVATORY 3.32 x 3.05 (10'10" x 10'0")

With UPVC double glazed French doors leading out to the rear garden, under floor heating.

## KITCHEN / DINING ROOM 4.6 x 4.49 (15'1" x 14'8")

With a range of wall, base and drawer units with worktops, glass display wall cabinets, plumbing for a washing machine, gas hob, electric oven, stainless steel extractor fan, plumbing for a dishwasher, stainless steel sink unit with mixer tap, tiled splash back, Worcester central heating boiler, under the stairs store cupboard, spot lights, UPVC double glazed window and UPVC double glazed door leading out to the rear garden.

## FIRST FLOOR

### LANDING

With a central heating radiator and UPVC double glazed window to the rear.

## BEDROOM 1. 4.10 x 2.70 (13'5" x 8'10")

A double bedroom at the front of the property, fitted wardrobes with sliding doors, central heating radiator and UPVC double glazed window.

## BEDROOM 2. 3.50 x 2.70 (11'5" x 8'10")

A double bedroom at the front of the property with a fitted wardrobe, loft hatch providing access into the roof space, central heating radiator and UPVC double glazed window.

## BEDROOM 3. 2.63 x 1.84 (8'7" x 6'0")

At the rear of the property with fitted over the bed cupboards, central heating radiator and UPVC double glazed window.

## SHOWER ROOM

At the rear of the property with a double shower cubicle with Mira electric shower, wash hand basin with a vanity cupboard beneath, matching wall cupboards and mirror, UPVC double glazed window and towel radiator.

## EXTERNALLY

The property sits on a generous sized plot, there is a block paved driveway providing off road car parking for multiple vehicles.

To the rear there is an enclosed garden having a paved patio area, lawn with borders and a pond.

## GARAGE

With an up and over door, window and door leading into the rear garden.

## NOTES

\* FREEHOLD

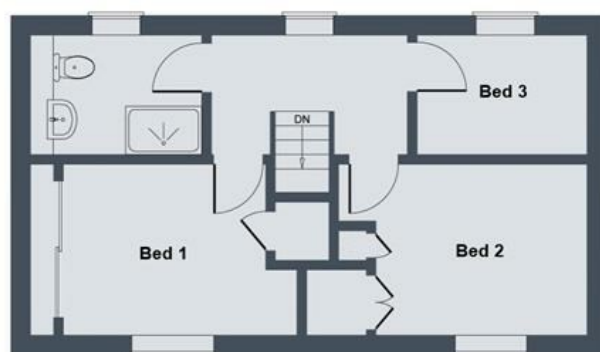
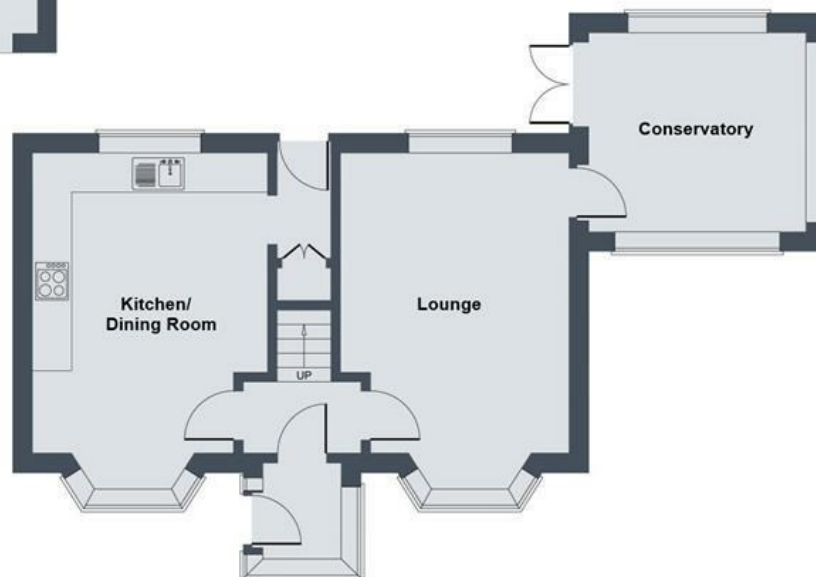
\* COUNCIL TAX BAND C



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY



FIRST FLOOR

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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