



70 Brompton Park, Brompton On Swale, DL10 7JP
Offers over £215,000



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Nestled in Brompton Park, this IMMACULATELY PRESENTED BUNGALOW offers a lovely blend of comfort & modern living. With 2 well-proportioned bedrooms, this property is perfect for small families, couples, or those seeking a peaceful retirement retreat.

The refitted kitchen boasts contemporary fixtures & ample space for culinary creativity. The shower room has also been tastefully updated, ensuring a fresh & stylish environment.

One of the standout features of this property is the large GARAGE & WORKSHOP/OFFICE AREA, providing an excellent space for hobbies or additional storage. The bungalow is fitted with SOLAR PANELS, promoting energy efficiency & reducing utility costs, which is a significant advantage in today's eco-conscious world.

Offered with NO ONWARD CHAIN this is a rare find - book your viewing appointment today.

KITCHEN 3.97m x 2.65m (13'0" x 8'8")

Fitted with a stylish new range of wall, floor & base units with worktops & a stainless steel sink unit. Integrated Hisense electric oven & hob with Hisense stainless steel extractor hood over, integrated dishwasher, fridge/freezer & plumbing for washing machine. Wall unit housing Worcester gas combi boiler. Attractive Cavalio flooring & down-lighting. UPVC double-glazed door to front & UPVC double-glazed window & door to side.

LOUNGE 5.85m into bay (5.24m min) x 2.97m (19'2" into bay (17'2" min) x 9'8")

UPVC double-glazed bay window to front, contemporary feature electric fire & media unit, down-lighting & door to:

INNER HALL

Built-in shelved cupboard & loft access.

Double BEDROOM 1. 3.64m x 2.94m (11'11" x 9'7")

2 fitted wardrobes & 2 bedside cabinets. UPVC double glazed-window rear.

Double BEDROOM 2. 2.73m x 2.43m (8'11" x 7'11")

UPVC double glazed-window rear.

SHOWER ROOM 2.30m x 1.49m (7'6" x 4'10")

With a large shower cubicle with 'rainfall' shower & tiled walls, vanity washbasin with 2-drawer cabinet, & WC.

Tiled floor, down-lighting, towel radiator & UPVC double glazed-window side.

OUTSIDE FRONT

Lawned area & a long driveway providing off-road parking for 3 vehicles. External welcome light & cold-water tap.

DETACHED GARAGE 4.93 x 3.08 (16'2" x 10'1")

With an up and over door, power and lighting. There is a UPVC double glazed window to the side and a door leading into the office.

OFFICE 2.63 x 2.28 (8'7" x 7'5")

With ceiling to floor built in cupboards, fitted desk, UPVC double glazed window and UPVC double glazed door.

SOUTH-EAST REAR GARDEN

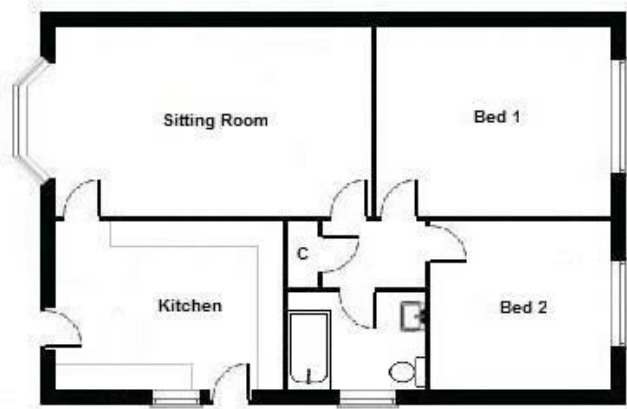
Double gates lead into the SE facing rear lawn garden with flagged patio & outside light point.

NOTES

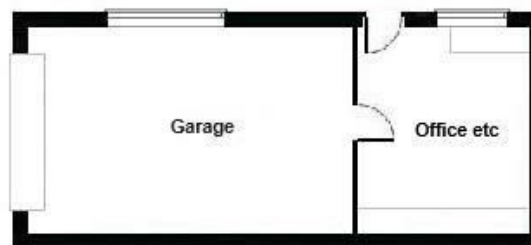
- (1) Freehold
- (2) Council Tax band B



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NOT to SCALE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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