

KIPLING DRIVE

BROUGH WITH ST GILES

LOVE PROPERTY.♡

LOVE THE JOURNEY



Welcome home...

Set within the sought-after estate of Brough with St Giles, this beautifully presented home offers both convenience and comfort. Ideally situated close to local shops, schools, and excellent transport links, with the A1 just minutes away, ideally suited for families seeking a ready-to-move-into property in a prime location.

From the moment you arrive, you'll be greeted by a neatly maintained front garden and a generous driveway providing ample parking for several vehicles.

Step inside and a welcoming hallway invites you in. To the right, the spacious living room is filled with natural light, with French doors opening into the kitchen and dining space. A woodburning stove creates the perfect focal point, ideal for relaxing evenings with the family.

To the left of the hallway, you'll find a versatile fourth bedroom complete with its own shower room, offering flexibility for guests, multi-generational living, or a home office.





Let's cook...

The kitchen is both stylish and practical, with integrated appliances set neatly within elegant shaker-style cabinetry for a clean, seamless look.

A separate utility room keeps everyday essentials such as the washing machine discreetly tucked away, ensuring the kitchen remains beautifully uncluttered.

There is ample space here for a family dining table, making it the perfect spot for everyday meals and relaxed entertaining. French doors open directly onto the rear garden, framing lovely views and creating a light-filled setting for gatherings with family and friends.



Up to bed...

Next, it's time to head upstairs where three bedrooms await. The main bedroom is to the rear of the house, the spacious double room that provides a haven for relaxation and rest. There is an ensuite too with a shower, making mornings a breeze.

There are a further two bedrooms on this floor, a double to the front and larger single to the rear. The family bathroom completes this floor, inside find a built-in bath with an overhead shower, offering the choice between a leisurely bath or a quick and refreshing shower.





Step outside...

Double doors open onto a welcoming patio, the perfect spot to arrange your garden furniture and enjoy the sunshine. The garden is designed for ease of maintenance, featuring a handy shed and a stylish sunken patio area—an inviting space to unwind and make the most of warm summer evenings.

Finer Details

Postcode: DL9 4XN

Freehold

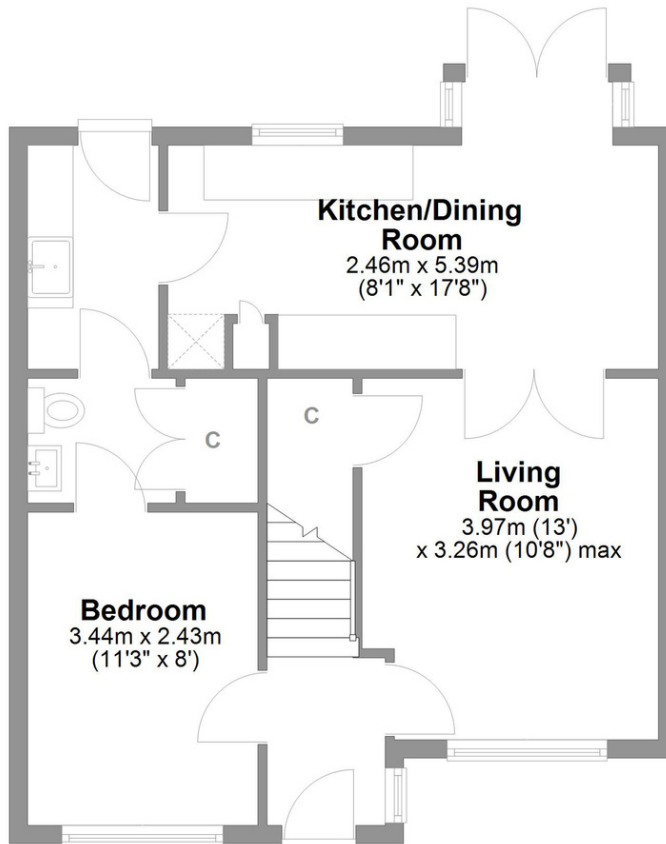
Council Tax Band: C

EPC Rating: C



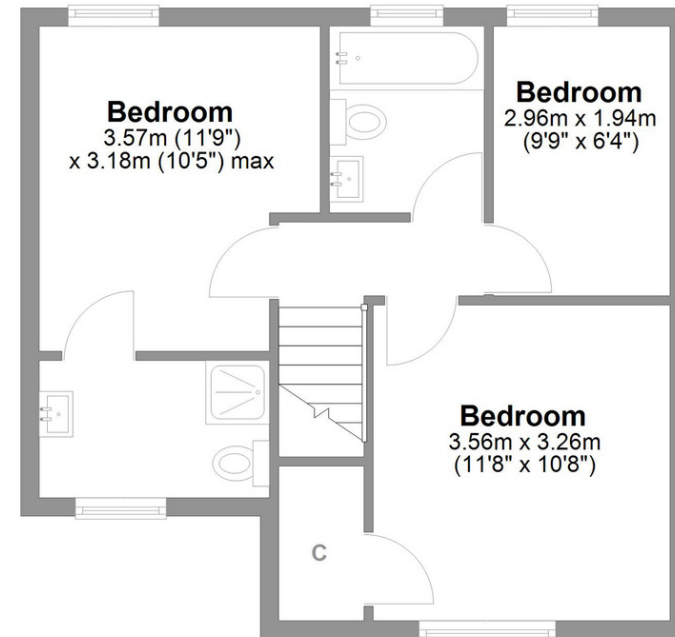
Kipling Drive Brough with St Giles

Total area: approx. 92.4 sq. metres (994.1 sq. feet)



Ground Floor

Approx. 50.0 sq. metres (538.1 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



LOVE PROPERTY.♡

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd