

4 Nightingale Close, Brompton On Swale, DL10 7TR

Offers over £375,000

marcus alderson estate agents

Marcus Alderson
7 King Street, Richmond, North Yorkshire, DL10 4HP
Tel: 01748 822711
Email: info@marcusalderson.co.uk
Website: www.marcusalderson.co.uk

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IMMEDIATE VIEWING RECOMMENDED - DISCREETLY SITUATED 4 double Bedroom, 3 Bath/Shower Room Detached Family Home. BEAUTIFULLY PRESENTED with fabulous vaulted Sitting Room, lovely kitchen/Breakfast Room, separate Dining Room, Utility/Store, Boot Room & integral Garage. Ground-floor GUEST/TEENAGER's En-Suite double Bedroom, 3 first-floor Bedrooms, 'house' Bath/shower Room & En-Suite. Lovely private & enclosed Patio Garden.
This popular village has a Shop/Post Office, Pubs, a Primary School & pleasant local (River) walks. Excellent access A1(M) & A66 at Scotch Corner (About 3.5 miles); mainline from Darlington to LONDON Kings Cross (2 hours 20 minutes) - 13 miles & historic Richmond about 4 miles.

Open ENTRANCE HALL 2.91m max x 2.17m (9'6" max x 7'1")
Staircase to first floor.

DINING ROOM etc 3.96m x 3.76m into bay (13'0" x 12'4" into bay)
...Or FAMILY ROOM. Wide UPVC double-glazed bay window to front.

KITCHEN/BREAKFAST ROOM 5.5m x 3.27m (18'0" x 10'8")
A fabulous room fitted with an extensive range of soft-close, under-lit wall & floor units with breakfast unit & woodblock worktops with 1 & ½ bowl sink; integrated double oven/grill & induction hob with extractor over, integrated dishwasher & microwave cupboard. Karndean flooring, down-lighting & Philips Hue skirting lighting. UPVC double-glazed window to rear & doorway to:

BOOT ROOM 1.69m x 1.64m (5'6" x 5'4")
UPVC double-glazed door to outside.

Vaulted SITTING ROOM 5.84m x 3.29m (19'1" x 10'9")
A fabulous room with focal remote electric fan-fire (& flue) with media unit over, Oak finish flooring, 2 vertical radiators & down-lighting. 2 Velux windows & 2 UPVC double-glazed windows to side, & UPVC double-glazed patio doors to outside.

Vaulted UTILITY-STORE 4.04m max (2.63m min x 2.24m (13'3" max (8'7" min x 7'4")
Fitted cupboards & worktop with plumbing for washing machine & space for dryer under. Velux window, doors to Garage & Guest/Teenager's Suite.

SHOWER ROOM 2.42m x 1.38m max (7'11" x 4'6" max)
Inset shower cubicle, inset washbasin & WC. Tiled walls & floor, towel radiator & Velux window.

Vaulted BEDROOM 2. 4.07m x 2.38m (13'4" x 7'9")
Including fitted double wardrobes with cupboards over. Down-lighting & UPVC double-glazed window to rear.

FIRST FLOOR LANDING
Built-in airing cupboard with hot-water cylinder. UPVC double-glazed window to side.

BEDROOM 1. 3.54m x 3.39m (11'7" x 11'1")
Including 2 fitted double wardrobes including hidden dressing table/desk with internal lighting. UPVC double-glazed window to front & door to:

EN-SUITE 1.98m x 1.36m (6'5" x 4'5")
Shower cubicle, inset washbasin with drawers & WC, tiled floor, splash tiling & towel radiator. UPVC double-glazed window to front.

Vaulted BEDROOM 2. 4.07m x 2.38m (13'4" x 7'9")
See ground-floor above.

BEDROOM 3. 3.00m x 2.46m (9'10" x 8'0")
UPVC double-glazed window to rear.

BEDROOM 4/OFFICE 2.47m x 2.44m (8'1" x 8'0")
UPVC double-glazed window to rear.

OUTSIDE FRONT
Lawn with inset parking grid sheets. Gate to rear Patio Garden & driveway/hardstanding leading to:

Integral GARAGE 4.06m max x 2.64m (13'3" max x 8'7")
Strip-lighting, power & eaves storage. Internal door to Utility-Store.

Private OUTSIDE REAR
Enclosed with extensive stone-flagged patio area & further Cotswold decorative stone area. Shrub planting, cold-water tap, outside lighting & outside power sockets. Bin store area.

NOTES
(1) Freehold
(2) Council Tax Band: D
(3) EPC: 69-C
(4) Mains Water, Electricity, Gas (Boiler in Kitchen/Breakfast room) & Drainage





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FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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 (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	







