



## 32 Curteis Drive, Brompton On Swale

Offers in the Region of £225,400

Centrally located in this highly regarded village, in a quiet cul de sac position, this very nicely presented three bedroomed house provides generous living spaces that are complimented with a South facing garden with open countryside views. To the ground floor there is a dual aspect living room with a log burning stove and a dining kitchen. The first floor features three bedrooms, a bathroom and a cloakroom. Externally there is driveway parking and the generous South facing garden that borders open countryside. An early inspection is strongly recommended!

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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## **Entrance Lobby:**

Accessed through a part glazed upvc door and having stairs to the first floor.

## **Living Room:**

A dual aspect living room, flooded with light though a upvc double glazed window to the front and a second upvc double glazed window to the rear with a South facing aspect overlooking the garden.



There are two radiators, a TV point and a fireplace housing a log burning stove.



## **Dining Kitchen:**

With ample space for family dining, the dual aspect kitchen is fitted with a generous range of quality wall and base units with complimenting countertops.

Integrated into the units are a gas hob, an electric oven, a dishwasher, a fridge and a freezer.



There is plumbing for a washing machine, upvc double glazed windows to the front and rear and a radiator.



## **Rear Lobby/Utility:**

With space for a tumble drier, under stairs storage and a half glazed upvc door to the garden.

## **First Floor Landing:**

With loft access, a upvc double glazed window with open views and an airing cupboard.

## **Bedroom:**

A double bedroom with a built in wardrobe, a radiator and a upvc double glazed window.



**Bedroom:**

A double bedroom with a built in wardrobe, a radiator and a uPVC double glazed window.



**External**

The property sits well back from the road behind a driveway and a lawned garden.



**Bedroom:**

With a built in wardrobe, a radiator and a uPVC double glazed window with open countryside views.

A shared alleyway to the side leads to the rear garden.

The generous South facing garden enjoys the sun throughout the day and borders countryside providing a lovely open aspect. The garden is mainly lawned and has a patio seating area and a timber shed.



**Cloakroom:**

With a WC and a uPVC double glazed window.

**Bathroom:**

Fitted with a modern white suite that comprises a bath with a shower over and a wash hand basin. There is a radiator and a uPVC double glazed window.

**Additional Information**

The postcode is DL10 7HP and the Council Tax Band is B.

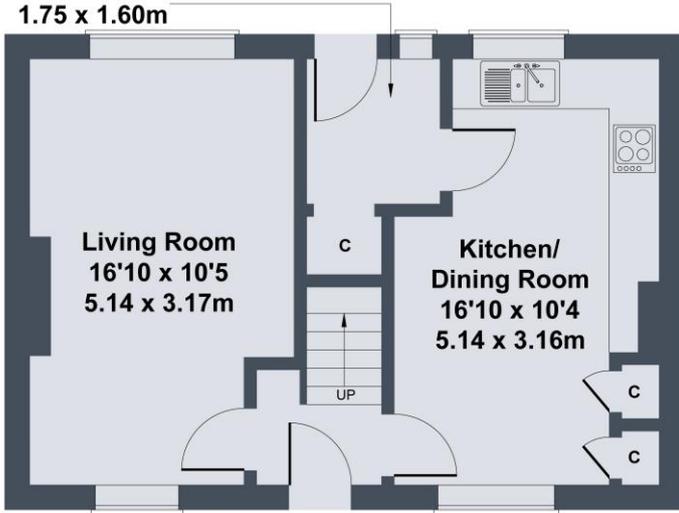
The Worcester gas fired boiler is located in the airing cupboard.



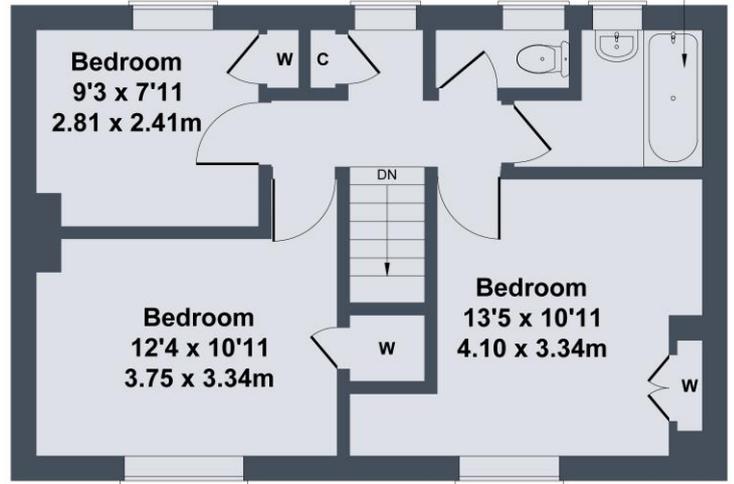
**32 Curteis Drive, Brompton On Swale, DL10 7HP**

Utility  
5'9 x 5'3  
1.75 x 1.60m

Bathroom  
7'6 x 5'4  
2.29 x 1.63m



**GROUND FLOOR**



**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.