



3 Pembury Mews, Brompton On Swale, DL10 7SG
Offers in excess of £220,000



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*** NEW PRICE*** Nestled in Pembury Mews, Brompton On Swale, this three-bedroom detached house offers a perfect blend of comfort and convenience. Offered for sale with no onward chain.

The property boasts a well-appointed bathroom and three generously sized bedrooms, providing ample space for families or those seeking extra room for guests or a home office. The large driveway is a standout feature, offering off-road parking for up to four vehicles, along with a detached garage for additional storage or workshop space.

Situated in a popular location, this home is within easy reach of a good junior school, local shops, and inviting pubs, making it an excellent choice for families and professionals alike. The surrounding area is known for its friendly community and picturesque scenery, ensuring a pleasant living experience.

HALL

With staircase to the first floor and a door leading into the lounge.

LOUNGE 4'40 x 3.65 (13'1" x 13'2" x 11'11")

With a UPVC double glazed window to the front, tv aerial point, fireplace with gas fire, central heating radiator, coving and a door leading into the dining room.

DINING ROOM 3.25 x 2.45 (10'7" x 8'0")

At the rear of the property with laminate flooring, under stairs store cupboard, central heating radiator, UPVC double glazed French doors leading out to the rear garden, walk through to the kitchen.

KITCHEN 3.25 x 2.45 (10'7" x 8'0")

At the rear of the property with a range of wall, base and drawer units with worktops. corner display cabinet, glass display wall unit, electric oven, gas hob, stainless steel extractor hood, tiled splash back, sink unit with mixer tap over, plumbing for a washing machine, plumbing for a dish washer, coving and laminate flooring. UPVC double glazed window and door leading out to the side of the property.

FIRST FLOOR

LANDING

With storage cupboard housing the Worcester combi boiler and shelving.

BEDROOM 1 4.21 x 3.10 (13'9" x 10'2")

At the rear of the property with central heating radiator and UPVC double glazed window.

BEDROOM 2 3.89 x 2.46 (12'9" x 8'0")

A double bedroom at the front of the property with a built in wardrobe, central heating radiator, coving and a UPVC double glazed window.

BEDROOM 3 2.84 x 2.49 (9'3" x 8'2")

At the front of the property with a central heating radiator, coving and a UPVC double glazed window.

FAMILY BATHROOM 2.18 x 1.67 (7'1" x 5'5")

A white suite comprising of bath with shower over and shower screen, wash hand basin and w.c, tiled walls, tiled flooring and UPVC double glazed window.

GARAGE

A detached garage with an up and over door.

EXTERNALLY

To the front of the property there is a lawn with mature shrubs. a large driveway provides off road parking for multiple vehicles.

To the rear of the property there is an enclosed garden having a lawn, patio area, external cold water tap and external electrics.

NOTES

* FREEHOLD

* COUNCIL TAX BAND C



OFFERS IN EXCESS OF £220,000

Not to Scale



FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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