



Snowdon House Brompton On Swale, DL10 7HE
£1,500

PORCH

RECEPTION HALL

Staircase to first floor & useful under stairs cupboard.

WASHROOM/WC 1.86m x 1.32m (6'1" x 4'3")

Washbasin & WC.

SITTING ROOM 6.24m x 3.71m (20'5" x 12'2")

A sizeable room with heavy Oak beams & fireplace with multi-fuel stove. Double-glazed window to front & double-glazed French doors with side screens opening onto the rear flagged patio.

REAR HALL 1.86m x 1.27m (6'1" x 4'1")

Door to outside.

FARMHOUSE KITCHEN/DINING & DAYROOM 6.41m x 6.26m max (21'0" x 20'6" max)

Comprising of:

DINING & DAYROOM

Heavy Oak beams, double-glazed windows to front & rear, & open to:

FARMHOUSE KITCHEN

Eye-catching Oak beamed, high-vaulted ceiling with a large central Oak pillar & surrounding island. The kitchen is fitted with an extensive range of 'soft-close' wall & floor units with woodblock worktops & ceramic 1 & ½ bowl sink unit Range cooker space, integrated fridge, freezer & plumbing for dishwasher. Double-glazed window to front & door to:

UTILITY ROOM 2.95m x 2.54m (9'8" x 8'3")

Fitted with wall & floor units with worktops with 1 & ½ bowl sink unit with plumbing for washing machine under. Double-glazed window to side & doors to outside &:

Adjoining DOUBLE GARAGE 5.88m x 5.46m (19'3" x 17'10")

(Scope to create an Office, Studio or Gym etc., subject to planning - See floor plan).

FIRST FLOOR LANDING

Staircase to upper floor & double-glazed windows to front & rear.

Double BEDROOM 2. 3.68m x 3.58m (12'0" x 11'8")

Double-glazed window to front.

Double BEDROOM 3. 3.11m x 3.07m (10'2" x 10'0")

Double-glazed window to front.

Double BEDROOM 4. 3.11m x 3.06m (10'2" x 10'0")

Double-glazed window to rear with views.

BATH/SHOWER ROOM 3.70m (max) 2.67m x 2.55m (12'1" (max) 8'9" x 8'4")

A sizeable room with panelled bath, separate shower cubicle, washbasin & WC. Karndean flooring & double-glazed window to rear with views.

UPPER LANDING

2 useful storage cupboards with light points.

Double BEDROOM 1. 3.98m x (3.26m min) 3.73m max (13'0" x (10'8" min) 12'2" max)

Twin recessed chimney ledges & double-glazed Velux window to rear with views.

(En Suite) BATH/SHOWER ROOM 3.08m x 2.62m (10'1" x 8'7")

A good sized room with panelled bath, separate shower cubicle, washbasin & WC. Karndean flooring & double-glazed Velux window to rear with views.

OUTSIDE

Attractive stone boundary wall with hedging & lawned garden. Side gate & rear vehicular gates to:

REAR

Gravelled parking area fronting the double garage. Stone flagged patio area, cold water tap & outside lighting, rear lawn, further flagged patio & Raspberry bed.

Adjoining DOUBLE GARAGE 5.88m x 5.46m (19'3" x 17'10")

(Scope to create an Office, Studio or Gym etc., subject to planning - See floor plan). Twin up & over electric doors, double-glazed window & door to rear. Strip lighting & 4 double power sockets. Cupboard housing CR Remeha Gas boiler & Stefflow RM cylinder for hot water, under floor & radiator heating.

NOTES

- (1) Freehold
- (2) EPC: 77-C
- (3) Council Tax Band: F
- (4) Mains Gas, Water, Electricity & Drainage

