



23 Pembury Mews, Brompton On Swale, Richmond, DL10 7SG
£260,000



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Extended DETACHED 4 Bedroom Family Home with a useful 8.95m/29'4" max GARAGE/WORKSHOP & pleasant rear VIEWS - For Sale with NO ONWARD CHAIN. Hall & Pantry/Store, Sitting Room, Dining Room & Conservatory. Kitchen, LARGE Utility & separate WC. POTENTIAL 6.47m x 4.02m/21'2" x 13'2" max KITCHEN & DINING ROOM. 4 Bedrooms, Bath/Shower Room & En Suite. UPVC double glazing & Gas Central Heating (Worcester gas boiler serviced Dec 2020). Front Garden, Parking & Enclosed WEST Facing Rear Garden.

Excellent access to the A1(M) & A66 at Scotch Corner (4 miles – 8 minutes) & mainline rail stations at Darlington & Northallerton about 13 miles. The village is well-served with a Primary School, Post Office/Shop, pubs & River Walks. The forthcoming Scotch Corner DESIGNER OUTLET VILLAGE will be the leading shopping & leisure destination in the North of England, bringing an appealing mix of premium & best of high street brands to one of the UK's most well-known locations - a huge area attraction. Historic Richmond, (described as "an absolute gem" by The Rough Guide to Britain) about 3.5 miles.

HALL 2.72m wide (8'11" wide)

UPVC double glazed front door, staircase to first floor & radiator.

PANTRY/STORE

Storage area with shelving.

SITTING ROOM 4.92 x 3.66 (16'1" x 12'0")

Lovely fireplace, TV point & radiator. UPVC double glazed window to front & opening to:

DINING ROOM 3.64 x 3.02 (11'11" x 9'10")

Radiator & UPVC double glazed twin doors to:

CONSERVATORY 3.52 x 3.22 into sills (11'6" x 10'6" into sills)

UPVC double glazed Windows & UPVC double glazed patio doors to side. Light & radiator.

NB: DINING ROOM & KITCHEN

NB: The DINING ROOM & KITCHEN could combine to create a superb 6.47m x 4.02m/21'2" x 13'2" max KITCHEN & DINING space.

KITCHEN 4.02 x 2.71 (13'2" x 8'10")

Fitted with a range of Limed Oak wall & floor units with worktops & inset 1 & ½ bowl sink. Integrated double oven/grill & gas hob with extractor over. UPVC double glazed window to rear & door to:

UTILITY ROOM with WC 5.42 x (1.85 min) 3.29 max (17'9" x (6'0" min) 10'9" max)

Wall & floor units & worktops with 1 & ½ bowl sink, plumbing for washing machine, Worcester gas boiler (Last service December 2020) & radiator. Separate WC with radiator. UPVC double glazed window to rear, UPVC double glazed doors to rear garden & front courtyard, & internal door to:

Large GARAGE/WORKSHOP 8.95 max x 2.74 (29'4" max x 8'11")

Strip-lighting & power. Up & over door & side window.

FIRST FLOOR LANDING

BEDROOM 1 (VIEWS) 4.18 overall x 3.66 inc en suite (13'8" overall x 12'0" inc en suite)

Radiator & UPVC double glazed window with views to rear.

EN SUITE

Shower cubicle, washbasin & WC with built-in cupboards.

BEDROOM 2. 3.80 x 2.71 (12'5" x 8'10")

Built-in cupboard, radiator & UPVC double glazed box window to front.

BEDROOM 3 (VIEWS) 3.14 x 2.72 (10'3" x 8'11")

Built in wardrobe, Radiator & UPVC double glazed window to rear with fine views to the rear.

BEDROOM 4. 3.69 x (2.09) 2.61 max (12'1" x (6'10") 8'6" max)

Wardrobe recess, bulk-head, radiator & UPVC double glazed window to front.

'House' BATH/SHOWER ROOM

Panelled bath with shower over, washbasin & WC. Splash tiling, radiator & UPVC double glazed window to side.

OUTSIDE

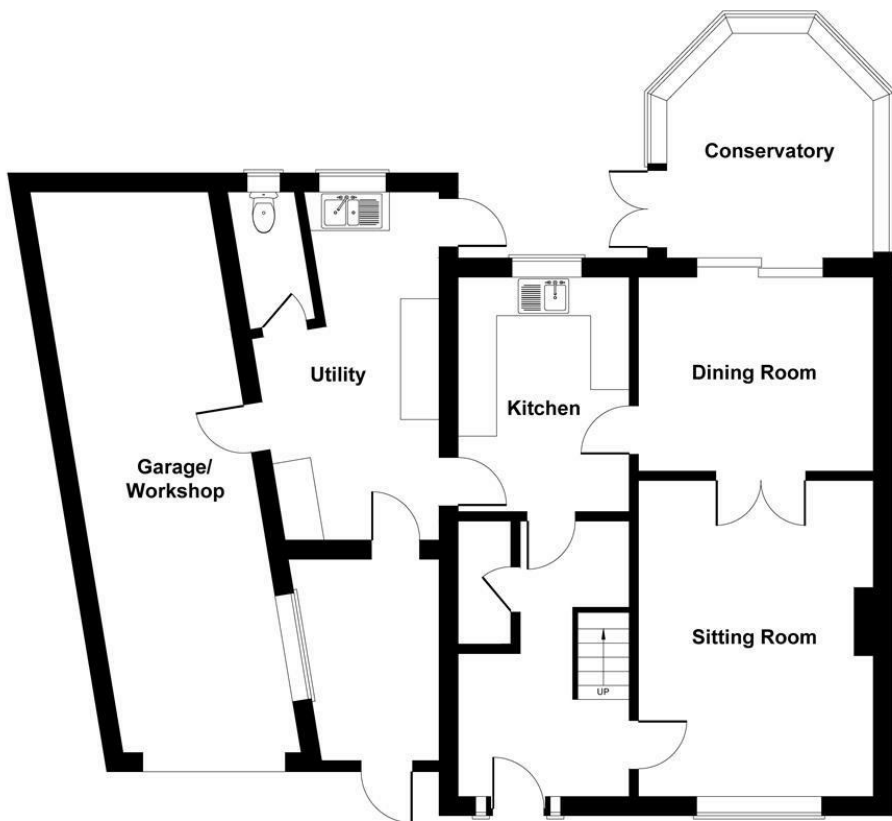
Boundary hedge with Driveway, Front Garden & Parking. Enclosed WEST Facing lawned Rear Garden with established shrubs.

NOTES

Council Tax Band: D



£260,000



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.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		

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