



28 Beaumont Place, Brayton

£360,000

- Extended, Modernised Bungalow
- Well Equipped Kitchen
- 3 Bedrooms
- Set Within 0.16 Acre Corner Plot
- Lounge
- Modern Bathroom
- Well Proportioned Lounge
- Dining Room
- EER TBC

A skilfully extended and modernised bungalow, set within generous grounds within a popular and private cul-de-sac position.

The property has undergone a comprehensive programme of renovation works in recent years which has seen it extended and modernised throughout. The major works started in 2024 by constructing a single storey extension to the side, creating a third bedroom and home office. Although designed for the current owner's preference, each room can be occupied for a variety of purposes and instead, could be a dining room or sunroom. All uPVC windows have been replaced within the last 12 months and a new gas central heating boiler installed in 2022.

The property sits on a generous corner plot extending to 0.16 acre, along Beaumont Place. On entering the property, a side uPVC composite door leads into an entrance hallway providing access to the entire accommodation. Off the hallway is a convenient storage cupboard.

Positioned to the front of the property is a well-equipped kitchen, having a range of wall and base units to three sides and incorporating a number of integral appliances. A brand new induction hob with fitted in early 2025 and has an extractor hood fitted over. Built in appliances include a double oven, dishwasher, washing machine and fridge freezer. There are double glazed windows to the front and side elevations, along with a central heating radiator.

There is a well proportioned sitting room, having an impressive fireplace with fitted gas fire, and double glazed windows to the front and side elevation. There is sufficient space for appropriate lounge furniture.

The single storey extension is positioned off the sitting room and seamlessly merges into another room which can be occupied as a home office, play room or dining room depending on the individuals requirements. Still within the extension works, a single doorway then leads to another room which could be used as further double bedroom. The present owner is currently using it as a home office, with rear access via French doors. Oak effect laminate flooring runs throughout the majority of the bungalow, with the exception of bedrooms, house bathroom and kitchen.

Two double bedrooms are located towards the rear of the bungalow, both benefitting from a double glazed window and central heating radiator. Both bedrooms are complemented by a built in wardrobe.

The internal accommodation is completed by a modern bathroom with traditional three piece suite with shower positioned over the bath. There is an opaque double glazed window and surrounding tiling to finish.

Externally, the property will be found along Beaumont Place, a private cul-de-sac position within the heart of this very popular village. To the front of the property there is a hardstanding driveway to facilitate off street parking for several motor vehicles and a detached garage to the side. The garage is accessed via a manual up and over door with power and lighting connections available inside.

The plot extends to 0.16 acre, being predominantly laid to lawn with enclosed fenced boundaries. The present owners have created a relatively low maintenance garden and a number of raised beds to the rear separated by timber sleepers. The garden enjoys the sun throughout the day and into the evening with further scope to extend a patio subject to preference. The garden shed to the northern boundary is included within the sale.

The property represents the perfect example of a beautiful and versatile property, tailored perfectly for those prospective buyers(s) who prefer their living accommodation on one floor, and families alike. We strongly recommend an early inspection and appointments are strictly by appointment only.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

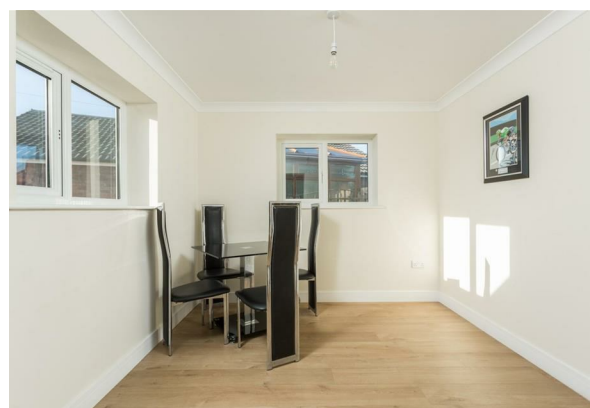
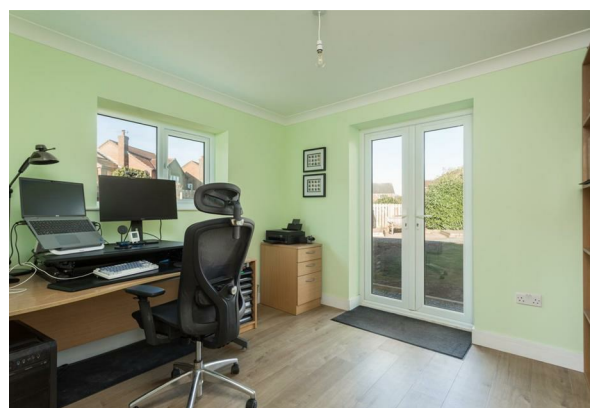
EPC Rating: 68 (D)

Council Tax: North Yorkshire Council Band C

Current Planning Permission: No current valid planning permissions

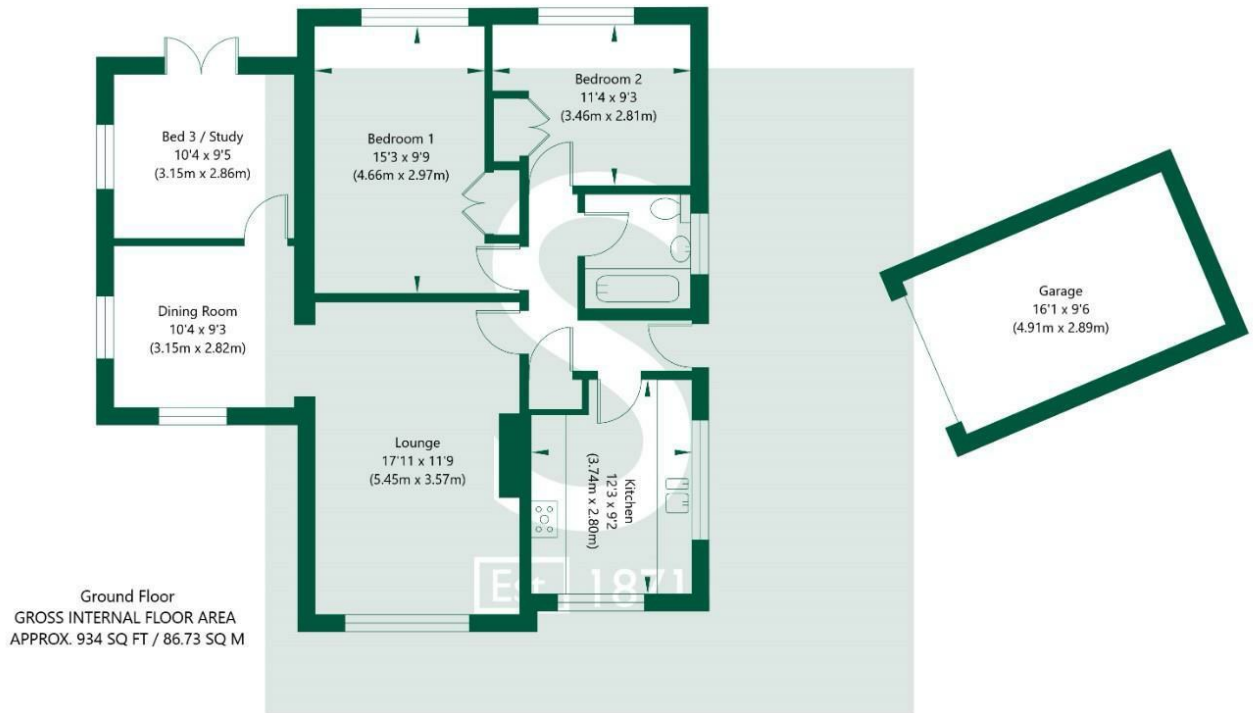
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.





Beaumont Place, Brayton, YO8 9EW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 934 SQ FT / 86.73 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

