



## Charnwood

Broughton, YO17 6QJ

Offers Around £370,000





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Located in the charming village of Broughton, just a few miles from the historic market town of Malton, this contemporary two-bedroom detached bungalow offers a delightful blend of modern living and rural tranquillity. Individually designed and set apart from typical estate developments, this property boasts a unique character that is sure to appeal to discerning buyers. Upon entering, you are greeted by a welcoming entrance hall which leads through to a stunning open-plan kitchen that seamlessly flows into the reception area, creating an inviting space perfect for both relaxation and entertaining. The two well-proportioned reception rooms provide ample space for family gatherings or quiet evenings in, while the oak-finished skirtings and doors add a touch of elegance and warmth throughout the home. The bungalow features two comfortable bedrooms, ideal for a small family, guests, or even as a home office. The well-appointed bathroom ensures convenience and comfort for all residents. Outside, the property benefits from parking for up to three vehicles, a valuable asset in this picturesque village setting. The surrounding area offers a peaceful lifestyle, with local amenities and the vibrant community of Malton just a short drive away.

This delightful bungalow is perfect for those seeking a modern home in a serene location, combining the best of village life with easy access to nearby towns. Don't miss the opportunity to make this charming property your own.

- Individually built detached bungalow in a lovely village location
- Two double bedrooms
- Stunning open plan dining kitchen with wood burning stove
- Separate dining room
- Beautifully presented gardens with storage and plenty of parking
- Contemporary shower room
- Engineered oak flooring and doors
- Early viewing advised!

### Entrance Hall

With composite decorative glazed door to the front aspect, double cloakroom storage cupboard, loft access which has extra insulation, loft ladder and power. Engineered oak flooring and radiator.

### Sitting Room Area

Open plan to the kitchen area with wood burning stove with black marble hearth and Portuguese stone surround. Oak flooring, large arched full length double glazed window overlooking the garden, TV point, fibre broadband and vertical radiator.

### Kitchen Area

Modern range of wall and base units with integrated dishwasher, fridge, 'Zanussi' double electric oven, electric hob with extractor hood above, underlighting to units, 1 1/2 sink and drainer unit and plinth inset heater. Double glazed window to the dining room.

### Dining Room

With tiled flooring, vertical radiator, full length windows and door leading to the garden.

### Utility Room

With glazed access door to the side aspect, base units and plumbing for washing machine. Radiator and tiled flooring.

### Bedroom One

With sliding mirror wardrobes, radiator and double glazed window to the front aspect.

### Bedroom Two

With radiator and double glazed window to the front aspect.

### Shower Room

Contemporary double shower unit with glass screen. Tiled flooring, part tiled walls, chrome heated towel rail, low level WC, vanity wash basin with mixer tap.

### Exterior

A stunning landscaped garden with wooden built gazebo, raised sleeper beds, laid to lawn with paved patio areas. Two storage sheds and driveway parking.

There is also plenty of parking to the front with walled garden with various plants and shrubs.

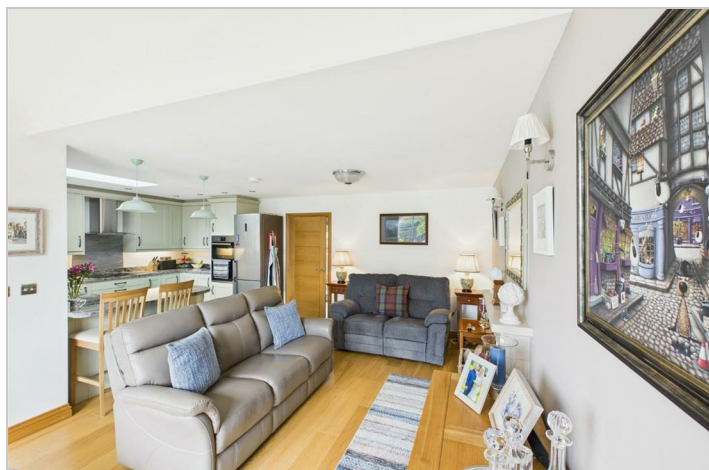
### Services

Mains connected to water, drainage and electric. There are solar panels to the roof and the oil tank and boiler are to the exterior of the property for easy access.

### Council Tax Band D

### Broughton

The lovely village of Broughton is located on the Malton to Hovingham road approximately a mile west of Malton. Nearby Malton itself is a charming market town with independent stores, a popular local market. There is a train station offering good commuting links to York and Scarborough. Surrounded by beautiful Yorkshire countryside and a good choice of schools for all ages.



Road Map



Hybrid Map



Terrain Map



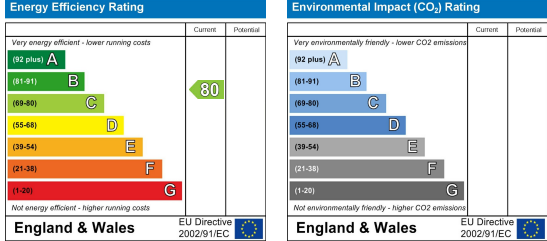
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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