



32 LINEN WAY, BROMPTON  
NORTHALLERTON, NORTH YORKSHIRE, DL6 2PU



## 32 LINEN WAY

Brompton, Northallerton, North Yorkshire, DL6 2PU

A well-presented three-bedroom detached home situated in a quiet cul-de-sac within the popular village of Brompton. The property offers a spacious living room, modern kitchen/diner, ground floor WC, updated family bathroom, enclosed rear garden and single garage, making it an ideal home for families, first-time buyers or those looking to upsize.

- Three Bedroom
- Detached Property
- Single Garage & Off Street Parking
- Modern Kitchen and Bathroom
- Quiet Cul-De-Sac location

**Guide Price £260,000**

### GET IN TOUCH

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## DESCRIPTION

This well-presented three-bedroom detached home is tucked away in a quiet cul-de-sac within the ever-popular village of Brompton and offers comfortable, practical accommodation throughout.

The property is entered via a front door into a welcoming entrance hall with stairs rising to the first floor and access to the ground floor WC.

To the front of the property is a bright and spacious living room, with a large front-facing window allowing plenty of natural light to flood the space, creating a comfortable setting for both everyday living and entertaining.

To the rear is the modern kitchen/diner, fitted with a range of cream shaker-style wall and base units complemented by wood-effect worktops. Integrated appliances include an oven, electric hob with extractor hood over, fridge freezer, dishwasher and washing machine. There is ample space for a dining table and chairs, whilst patio doors open directly onto the rear garden. A useful understairs storage cupboard provides additional practicality.

The first-floor landing gives access to three bedrooms and the family bathroom. The principal bedroom is a generous double room overlooking the front of the property, with plenty of space for freestanding furniture. The second bedroom is another well-proportioned double room enjoying views over the rear garden. The third bedroom benefits from built-in wardrobes and a useful storage cupboard and is currently utilised as a dressing room, although it could easily be used as a single bedroom, nursery or home office.

The family bathroom has been updated and is fitted with a modern white suite comprising a bath with shower over, a stylish navy vanity unit incorporating a wash hand basin and WC, and contemporary grey wall tiling, creating a modern and easy-to-maintain space.

Externally, the property benefits from a lawned front garden with established planting and a pathway leading to the entrance door. To the rear is an enclosed garden featuring a patio seating area, lawn and well-stocked flower beds, providing an







attractive outdoor space to enjoy throughout the year. A gate gives access to the single garage, which benefits from power and lighting, with off-street parking available directly in front.

#### **LOCATION**

This property is ideally situated in the heart of Brompton, a charming village located just 1.5 miles north of Northallerton and around 6 miles from the main A19 trunk road. Brompton offers a traditional village feel with its pretty village green, well-regarded primary school, welcoming pub, historic church, local shop, and regular bus service.

#### **Tenure**

The property is Freehold.

#### **Charges**

North Yorkshire Council Tax Band C.

#### **Services**

Mains electricity, water, gas and drainage are connected.

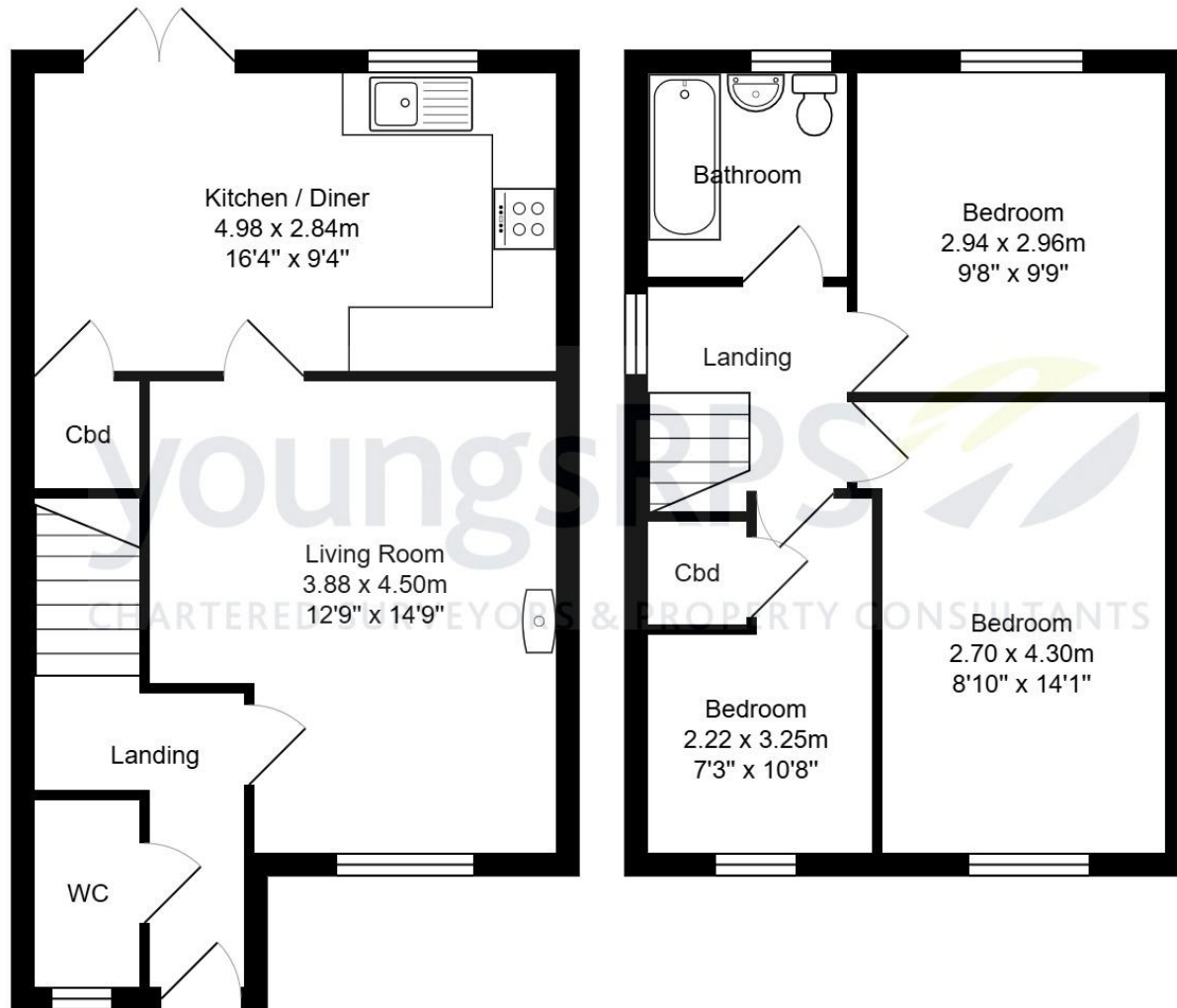
#### **Viewings**

Strictly by appointment only. Please contact the Agent on 01609 773004.

#### **Agent's Notes**

Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.





All measurements are approximate and for display purposes only.

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