

17 Churchill Drive, Brough With St. Giles, DL9 4XR

Asking price £279,000

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17 Churchill Drive, Brough With St. Giles, DL9 4XR

17 Churchill Drive, Brough With St. Giles is an impressive four-bedroom detached property offering a generous living space. With four spacious double bedrooms, this property is designed to accommodate the needs of modern family life comfortably.

The heart of the home features a through lounge and dining room, providing an inviting space for both relaxation and entertaining. The well-appointed kitchen breakfast room is ideal for casual dining, while the utility room adds practicality to daily chores.

One of the standout features is the versatile family room, which can easily serve as a fifth bedroom if desired. The property also benefits from parking for up to four vehicles.

HALL
With staircase leading to the first floor and a door leading into the lounge.

LOUNGE 4.47 x 3.76 (14'7" x 12'4")
With wooden flooring, central heating radiator, under stairs store cupboard, tv aerial point, UPVC double glazed window to the front and coving. An arched walk through to the dining area.

DINING ROOM 3.41 x 2.52 (11'2" x 8'3")
At the rear with wooden flooring, central heating radiator and double glazed French doors leading out to the rear garden. A door leads into the kitchen.

KITCHEN 3.57 x 3.28 (11'8" x 10'9")
With a range of wall, base and drawer units with worktops and matching splash back, sink unit with mixer tap, electric oven and gas hob, extractor hood over, plumbing for a dish washer, wooden flooring, central heating radiator, UPVC double glazed window to the rear and archway leading to the utility room, A door leads into the family room.

UTILITY AREA 2.14 x 1.51 (7'0" x 4'11")
Having plumbing for a washing machine and space for a tumble dryer with a worktop over, wall mounted Ideal central heating boiler, a door leads into the downstairs w.c and a double glazed stable door leads out to the rear garden.

DOWNSTAIRS W.C
Having a w.c, wash hand basin and a central heating radiator.

FAMILY ROOM / BEDROOM 5 5.28 x 2.50 (17'3" x 8'2")
A versatile room that could be used for a range of purposes with a UPVC double glazed window to the front, wooden flooring, central heating radiator and spot lights.

FIRST FLOOR

LANDING
With an airing cupboard, loft hatch providing access into the roof void, there is a loft ladder and the loft provides extensive storage. Doors lead into the bedroom and the family bathroom.

BEDROOM 1 3.61 x 3.58 (11'10" x 11'8")
A double bedroom with a UPVC double glazed window to the rear, central heating radiator and a door leading into the en suite.

EN-SUITE 2.04 x 1.35 (6'8" x 4'5")
Having a shower cubicle, wash hand basin with a vanity cupboard beneath, w.c, central heating radiator and a UPVC double glazed window to the side with obscured glass.

BEDROOM 2 4.40 x 2.68 (14'5" x 8'9")
A double bedroom with a UPVC double glazed window to the front and a central heating radiator.

BEDROOM 3 3.81 x 2.42 (12'5" x 7'11")
A double bedroom with a UPVC double glazed window to the rear, central heating radiator and airing cupboard housing the hot water cylinder.

BEDROOM 4 3.54 x 2.78 (11'7" x 9'1")
A double bedroom with a UPVC double glazed window to the front and a central heating radiator.

FAMILY BATHROOM 2.28 x 1.88 (7'5" x 6'2")
Having a white suite comprising of bath, wash hand basin, w.c, central heating radiator, extractor fan and a UPVC double glazed window to the front.

EXTERNALLY
To the front there is a large blocked paved driveway and parking for three / four vehicles. There is an external welcome light at the front door and gates at both sides of the property leading into the rear garden.
To the rear there is an enclosed garden having a paved patio area, lawn with gravelled borders and an external cold water tap.

NOTES
* FREEEHOLD
* COUNCIL TAX BAND D





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FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY







