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***"For Sales In The Dales"***  
**01969 622936**

## 46 Brentwood, Leyburn



- Superb Large Detached Bungalow
- 4 Bedrooms
- Family Bathroom & En-Suite
- Lounge
- Modern Country Kitchen/Diner
- Fantastic 42ft Conservatory
- Immaculately Presented
- Gas Central Heating
- Double Glazed
- Ample Private Parking
- Garage
- Large Garden To The Front
- Patio Area To The Rear
- Quiet Central Location
- Fantastic Family, Full Time Or Retirement Home

**Offers Around £395,000**



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# 46 Brentwood, Leyburn

## DESCRIPTION

46 Brentwood is a fantastic large detached bungalow situated in a quiet location in the popular market town of Leyburn. Leyburn has an excellent range of shops, pubs, restaurants, schools, churches, sport and medical facilities. The town has a market day on a Friday and there is easy access to Richmond, Catterick, Bedale and the A1.

The property is located a short walk from the centre of town, whilst nestled in a quiet and private setting. The bungalow has been well maintained and recently fully decorated throughout. This property benefits from gas central heating and double glazing throughout.

The bungalow has a master double bedroom with en-suite, plus two further double bedrooms and a generous single bedroom. It also has a large family bathroom. The living accommodation is spacious with a large modern country kitchen/diner and a light and airy lounge, to the rear is a large bright conservatory the full length of the bungalow offering a fantastic area for socialising and entertaining.

Externally to the front is a private lawned garden with established flower beds and shrubs. A hedge surrounds the boundary of the bungalow's grounds which make the property very secluded. To the rear, there is a patio and lawned area overlooking the fields. To the side of the bungalow is a private drive providing ample parking and a spacious garage for 1 car.

Overall this fantastic property would make an ideal family, fulltime or retirement home. Viewing is essential to appreciate the quality and size.

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|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PORCH</b>                | Entrance porch with stone flagged floor. Exposed stone wall. Arched window to front.                                                                                                                                                    |
| <b>HALLWAY</b>              | Large bright hallway. Fitted carpet. Radiator. Airing cupboard. Access to fully boarded and insulated loft.                                                                                                                             |
| <b>MASTER<br/>BEDROOM 1</b> | 12' 11" x 10' 7" (3.94m x 3.23m) Large double bedroom with en-suite. Fitted carpet. Radiator. Coved ceiling. Double sliding patio doors.<br>En-suite- Fitted carpet. WC. Washbasin with vanity unit. Shower cubicle. Heated towel rail. |
| <b>BEDROOM 2</b>            | 12' 5" x 10' (3.78m x 3.05m) Large light double bedroom. Fitted carpet. Coved ceiling. Radiator. Fitted wardrobes. Window to front overlooking the garden.                                                                              |
| <b>BEDROOM 3</b>            | 9' 6" x 7' 11" (2.9m x 2.41m) Good double bedroom. Fitted carpet. Fitted wardrobe. Radiator. Window to front overlooking the garden.                                                                                                    |
| <b>BEDROOM 4</b>            | 11' x 7' (3.35m x 2.13m) Currently used as a dressing room but good size single bedroom. Fitted carpet. Fitted wardrobes. Radiator. Window to side.                                                                                     |