



Pembroke Close | Brough | Kirkby Stephen | CA17 4BF

Guide Price £199,990



**david britton**  
ESTATES



## Key features

- Well presented semi-detached home
- Close to local amenities and excellent transport Links
- Finished to an extremely high standard throughout
- Spacious accommodation perfect for family life
- Living room
- Dining kitchen
- Conservatory
- Utility room & WC
- Three good size bedrooms
- Master bedroom en-suite shower room

## Description

Found in the ever-popular village of Brough, near Kirkby Stephens is this immaculate and modern three-bedroom semi-detached home. Beautifully presented right through and finished to an extremely high standard this property is ready to move straight into and would make an incredible family home.

Internally the accommodation is spacious comprising on the ground floor an entrance hallway, living room, dining kitchen, utility with a WC and a conservatory, on the first floor there are three good size bedrooms with the master benefiting from having an en-suite shower room and a family bathroom.

Externally there is a good size front garden mainly laid to lawn providing two-parking spaces and a private side garden.

The village of Brough has many fabulous amenities including a chip shop, cafe, supermarket, primary school and is only around 4 miles away from Kirkby Stephens with good access links to the A66.

**\*\*Viewing Strictly by appointment Only\*\***

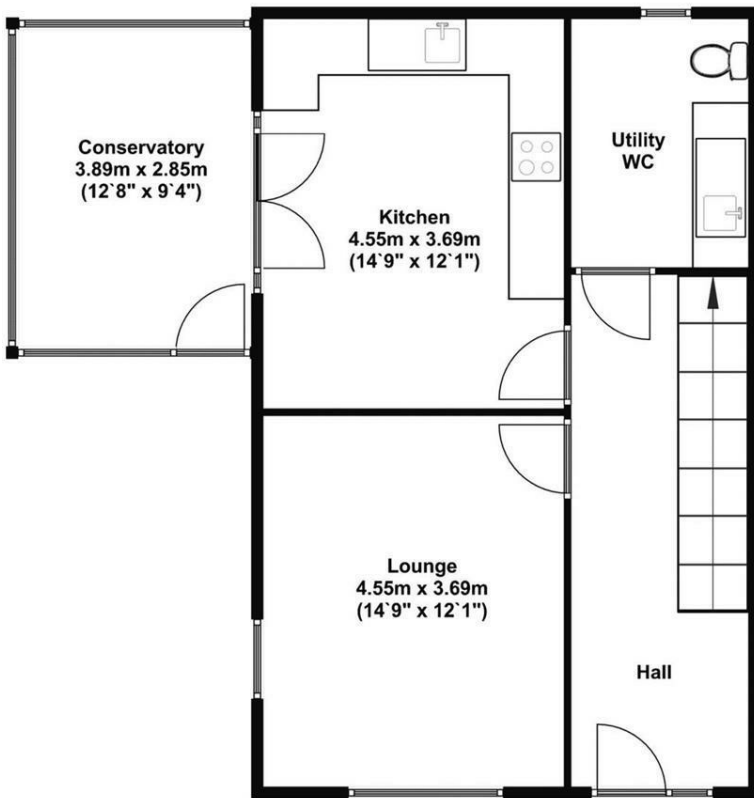
## Directions



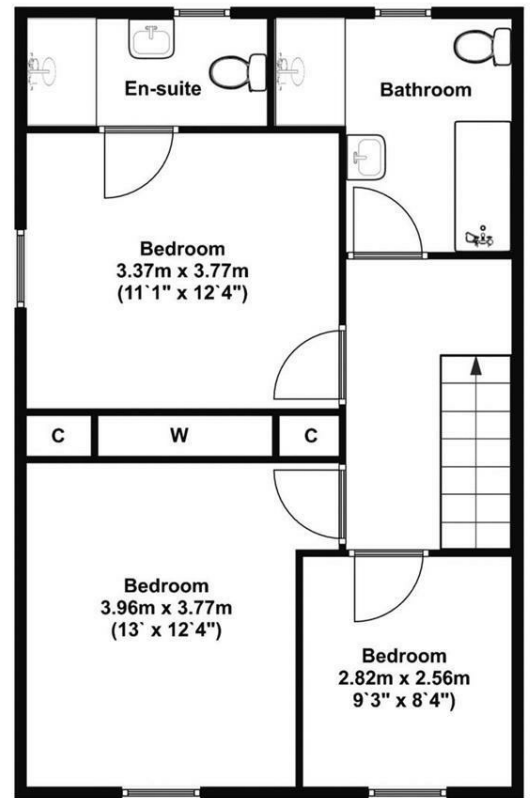




# Floor plans



**Ground Floor**  
Approx 67.00 Sq meters (721.00 Sq feet).



**First Floor**  
Approx 56.00 Sq meters (603.00 Sq feet).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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