

Greenacres Drive, Brayton

Offers Over £280,000

Stephensons
estate agents & chartered surveyors

Greenacres Drive, Brayton YO8 9HG

Est. 1871

Offers Over £280,000

Situated in the sought after village of Brayton, is this four bedroom, semi detached dormer bungalow, which has been thoughtfully updated by the current vendors to make the perfect family home.

This spacious and versatile four-bedroom property offers well-arranged accommodation across two floors, providing a practical layout suited to family living.

On entrance, a ground floor bathroom is located to your left, providing practicality to every day family life. The bathroom is fully tiled, with a three piece suite, including a bath with a side panel, pedestal wash hand basin and WC. The bathroom benefits from a chrome towel radiator and a UPVC double glazed window to the side.

To the right, a generous sized principal bedroom with fitted wardrobes. This space is great for those who need accessible living, or could double as a separate living room, family room or playroom.
To the rear of the ground floor, the open plan kitchen / dining / living space. The kitchen has a range of wall and base units in a light blue shaker style finish with composite solid worktops and subway style, white tiled splash back. The kitchen comes with chrome finishes such as an extractor, inset sink and mixer tap. Appliances include an induction hob, integrated electric oven and microwave. There is space for a free-standing







Tenure: Freehold
Services/Utilities: All mains services connected
Broadband Coverage: up to 76* Mbps download speed available
EPC Rating: C (69)
Council Tax: North Yorkshire Council Band C
Current Planning Permission: Extension built to rear of property for additional living space - buildings regulation signed off 2025 built within permitted development.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.











washing machine and freestanding fridge freezer. The kitchen has ample room to fit a dining table and chairs, enough to seat a family of five. This room offers not only a comfortable space to relax and unwind, but it creates a sociable heart to the home, with ample room for both everyday cooking and family dining.

To the first floor are three additional bedrooms, providing comfortable accommodation for family members, guests or the option of a dedicated home office. All bedrooms benefit from UPVC double glazing and bespoke fitted blinds.

The modern family shower-room is fully tiled, with a spacious walk-in shower, WC and wash hand basin set in a vanity unit. Chrome accessories, including a waterfall shower head and towel radiator compliment the white and grey suite.

The property has a large separate gravel driveway, a front garden mainly laid to lawn, and a private side and rear garden. The rear garden is a perfect place for young children to play, being surrounded in perimeter fencing, with additional space for friends and family to enjoy socialising. The rear garden can be accessed by UPVC double glazed patio doors leading from the kitchen / diner.

Overall, the property offers a flexible combination of living and bedroom space, with the benefit of four bedrooms arranged across two floors and the added versatility of ground-floor bedroom accommodation. An appealing home with plenty of potential to accommodate a variety of lifestyles.

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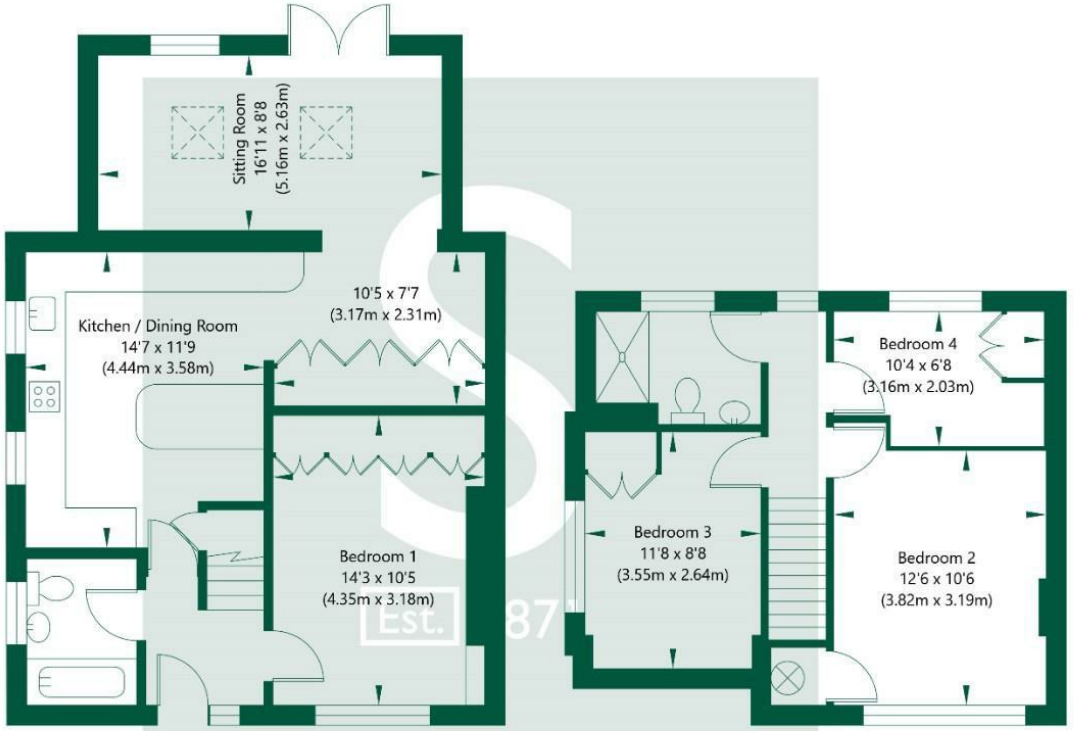
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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 668 SQ FT / 62.05 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 418 SQ FT / 38.86 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1086 SQ FT / 100.91 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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