



01947 601301



6 THE CLIFF, IBURNDALE
4 BED DETACHED BUNGALOW



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Detached Chalet Bungalow with a Garage & Gardens
- Stunning Open Plan Living with Patio Doors to the Garden
- High Gloss Kitchen with Island & Integrated Appliances
- Cosy Lounge with Living Flame Fireplace
- 4 Double Bedrooms & 3 Modern Bathroom Suites
- Gas Central Heating & Double-Glazing Throughout
- Double Garage & Third-of-an-Acre Plot
- Rural Hamlet on the edge of the NYMNP

Type: **DETACHED BUNGALOW**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **3**

Reception Rooms: **2**

Parking: **DOUBLE GARAGE, DRIVEWAY**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

01947 601301

www.hopeandbraimstateagents.co.uk



6 THE CLIFF, IBURNDALE - 4 bed Detached Bungalow - £650,000



Hope & Braim are delighted to present 6 The Cliff in Iburndale to the market. A detached chalet bungalow with open plan living and occupying a large plot on the edge of open countryside. The property has been extensively refurbished and extended to create a modern family home with an annexe ideal for multi-generational living or providing an extra income from letting. The heart of this home is the stunning open plan kitchen/living room at the back of the property that has glazed doors that lead out onto the patio and garden. The kitchen has a wall of high-gloss cabinets with integrated appliances and a large island with a breakfast bar. The living space has room for a dining table and a lounge area with a TV wall and a cosy log burner. At the front there is a second lounge that also has a fireplace, a bedroom that is currently being used as an office, and a modern shower room that also has a utility space. Upstairs there is a landing with built-in storage, two double bedrooms, one with an ensuite bathroom, the other having a walk-in wardrobe. Adjoining the double garage is the annexe that has a kitchenette with a spiral staircase up to the open plan living room with balcony, bedroom and a shower room. Outside there is a long driveway that offers ample parking, and the plot extends to about a third-of-an-acre comprising a wraparound lawned garden that borders farmland. Iburndale is a small hamlet at the bottom of the valley close to the village amenities of the larger village of Sleights, including a GP Surgery, Primary School and a collection of Shops.



6 THE CLIFF, IBURNDALE - 4 bed Detached Bungalow - £650,000



Floor 0



Floor 1



Approximate total area⁽¹⁾
2605.31 ft²

Reduced headroom
364.82 ft²

(1) Excluding balconies and terraces

Reduced headroom:
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

