



**32 CALVERT WAY**  
**BEDALE, DL8 2AP**

**£285,000**  
**FREEHOLD**

A spacious 4 double bedded detached home with a flexible layout over 3 floors and over 1300 sq ft of accommodation (plus Garage) with a bright and contemporary style. The property benefits from off street parking, double garage, rear garden and is close to Bedale town centre.

**NORMAN F. BROWN**

Est. 1967

# 32 CALVERT WAY

- Spacious Detached Home Approx 1300sq ft • Four Double Bedrooms • Dining Kitchen • Accommodation Over Three Floors • Garage & Off Street Parking • Cul De Sac Location • Rear Garden • Main Bedroom with En Suite • Call Today For Your Personal Viewing • Video Viewing Tour Available



## Description

This spacious four bedroom detached home offers an excellent flexible layout that will suit modern lifestyles and close to the town centre, schools and leisure centre. The property has accommodation over three floors and enters into a hallway which has understairs storage and space to hang coats and store shoes. There is a downstairs WC and the dining kitchen. The dining kitchen is a spacious room perfect for family time or entertaining and has a separate utility room.

The kitchen (19"3 x 12"7 max) itself comprises of a range of modern wall and base units with a work surface over with a matching upstand plus a bespoke double pantry style cupboard and there is a one and a half bowl sink. There are spaces for a tall fridge freezer and a freestanding electric or gas cooker with an extractor hood over. The dining area has space for a 6 person dining table and chairs and has French Doors opening out to the rear garden. The utility room (6"3 x 5"5) has a work surface with spaces under for a washing machine and tumble dryer.

To the first floor the landing leads to the sitting room, two bedrooms and the house bathroom. The sitting room (19"6 x 9"7) is another bright spacious room with windows to the front and rear and a wall mounted Smeg gas fire. Bedrooms 3 (11"4 x 9"6) and 4 (13"4 x 7"9) are both double bedrooms with

bedroom 4 currently used as a study and the house bathroom comprises of a panelled bath with a shower over, a pedestal mounted washbasin and a low level WC.

The second floor landing then opens to the main bedroom (16"7 into bay x 11) and bedroom 2 (16"7 into bay x 9"7) both excellent double bedrooms with Velux windows to the rear and Dormer windows to the front. The main bedroom also has an en suite with a shower enclosure having a folding screen door, a low level WC and a pedestal mounted washbasin.

Outside there is a gravelled frontage with railway sleeper style edging and a tarmac driveway leading to the integral garage which has an up and over door, lighting and power points plus a personal door to the rear into the garden. The rear garden has a paved seating area ideal for entertaining off the dining kitchen and there are raised flower and shrub planted borders with a walled boundary plus a garden shed, all enclosed with a fenced boundary.

## Location

Bedale is a market town and civil parish in the district of Hambleton, North Yorkshire. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes place today. The town has a range of schooling opportunities for

children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

#### General Information

Viewing - by appointment with Norman F. Brown.

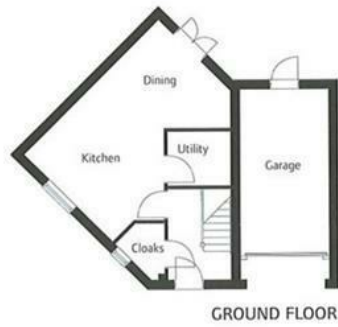
Local Authority - Hambleton District Council

Tel: (01609) 779977

Council Tax Band - D

## 32 CALVERT WAY





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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