



45 PEIRSE CLOSE BEDALE, DL8 2UW

£395,000
FREEHOLD

An excellent 4 bedroom detached home located in a popular area close to the Bedale town centre and benefiting from spacious accommodation with a great layout and corner plot position. The property also offers a double garage, off street parking and a private enclosed garden.

NORMAN F. BROWN

Est. 1967

45 PEIRSE CLOSE

- Spacious Four Bedroom Detached Home • Great Layout, Perfect For Modern Lifestyles • Gas Fired Heating & Double Glazing • Double Garage & Off Street Parking • Private Rear Garden • Conservatory Extension • Popular Location • Close To Bedale Town Centre, Schools & Junction 51 Of The A1(M) • Video Viewing Tour Available • Enquire Today For Your Personal Viewing



Description

45 Peirse Close is an excellent four bedroom detached home located in a popular area close to the Bedale town centre on a corner plot.

The property opens into a central hallway which has stairs to the first floor and a downstairs WC plus a coat cupboard for storage. Also off the hallway is a useful study for those that work from home. The dining kitchen is an excellent space for family time or entertaining with the dining area having space for a large dining table and chairs with French doors opening into the Conservatory to the rear. The kitchen itself comprises of a range of wall and base units with a work surface over having a tile splashback with a 1 1/2 bowl sink with drainer. There are integrated appliances including a four ring gas hob with an extractor hood over plus an electric oven and grill, there is also space for a dishwasher and an undercounter fridge. Off the kitchen is a separate utility room which has a new boiler installed in 2020 and a range of wall units with a work top having spaces under for an undercounter freezer and a washing machine, there is also a useful door out to the side. Off the kitchen is a spacious Conservatory, another great space for entertaining with the benefit of underfloor heating and French doors opening out to the rear garden.

The sitting room is a cosy and bright room with a living flame effect gas fire having a wooden surround

with a marble inset and hearth plus a Bay window to the front and a sliding patio door opening to the rear garden.

The first floor Landing has a useful loft hatch with drop down ladder and an airing covered. Bedroom 1 is a great double with fitted wardrobes having overhead storage and matching bedside tables, there is also an en suite which comprises of a shower enclosure with double sliding screen doors, a pedestal mounted wash basin and a low level WC. Bedroom 2 is another excellent double, again with fitted wardrobes and overhead storage. Bedrooms 3 and 4 are both good single bedrooms with bedroom 4 having a fitted wardrobe and bedroom 3 having built in overhead storage. The spacious house bathroom comprises of a panelled bath with a handheld shower over, a low level WC and a wash basin set into a vanity unit.

Outside to the front is a attractive lawned garden with mature shrub borders and a walled boundary with a block paved driveway to the side providing off street parking and leading to the double garage, which has two up and over doors, lighting and power points and a personal door to the rear garden. The private rear garden is all enclosed with gated access from the driveway and has a paved seating area with a pergola, perfect for entertaining overlooking a lawn which has mature planted borders and a useful

garden shed.

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 Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

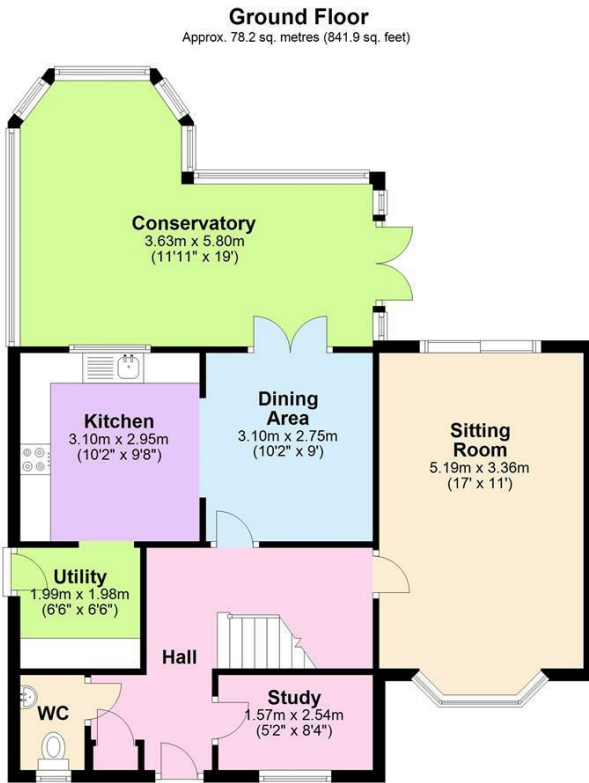
Tel: (01609) 779977

Council Tax Band – E

Tenure – We are advised by the vendor that the property is Freehold

45 PEIRSE CLOSE





Total area: approx. 131.6 sq. metres (1416.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(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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