



34 FALCON PLACE

BEDALE, DL8 1FQ

£385,000
FREEHOLD

A spacious four bedroom detached home located in a quiet cul de sac close to the Bedale town centre. The property has a modern and contemporary style with a great layout, perfect for modern lifestyles including a living kitchen having tri fold doors out to the rear garden plus a garage and store and off street parking.

NORMAN F. BROWN

Est. 1967

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- Four Bedrooms • Detached Home • Great Layout • Quiet Cul De Sac Location • Off Street Parking • Rear Garden • Gas Fired Heating & Double Glazing • Stunning Living Kitchen • Enquire Today For Your Personal Viewing • Video Viewing Tour Available



Description

The property is nestled away in a quiet corner of a cul de sac within a popular area close to the Bedale town centre. This lovely home has a contemporary style with bright accommodation and opens into a central hallway with wood flooring.

Off the hallway is a useful downstairs WC and there are doors off to the sitting room, living kitchen and utility room.

The sitting room is nice and cosy with a bay window to the front and is a great room for relaxing on an evening. The heart of the home is definitely the living kitchen to the rear of the house.

The kitchen itself has a stylish handleless range of wall and base units with a work top over having a rose gold mirrored splash back with a 1 1/2 bowl sink which has a 'quooker' style hot water tap. There are integral appliances including a dishwasher, fridge freezer, a four ring induction hob with an extractor hood over and double ovens. A breakfast bar peninsula separates the kitchen from the dining area which has space for a large dining table and chairs plus Tri Fold doors out to the garden and is also open to a living area with space for sofas and a TV, providing a great entertaining area also perfect for family time. Also to the ground floor is a useful utility room which has a range of wall and base units ideal

for extra storage, with a work top having spaces under for a washing machine and tumble dryer plus an integral freezer.

To the first floor, the bright and spacious landing has a built in store cupboard plus access to the loft space. The main bedroom is an excellent double situated to the rear with an en suite which has underfloor heating, a walk in shower with screen and fixed and handheld shower heads plus sensor operated floor lighting. There is also a wall hung wash basin with a vanity unit and a push flush WC. Bedroom 2 is another excellent double to the rear and bedrooms 3 and 4 are smaller doubles to the front, with bedroom 3 having a built in wardrobe. The house bathroom has a panelled bath with a screen and shower over plus a push flush WC, a wall hung wash basin with vanity unit and there is an airing cupboard too.

Outside

To the front is an attractive lawned garden with laurel hedging and a shrub border plus a tarmac driveway leading to the garage store providing off street parking as well as a turning area. The garage store provides extra storage and has lighting, power points and an up and over door.

There is gated access to the rear garden which has a decked seating area from the living kitchen

overlooking the lawned garden which has planted shrub borders. There is also a covered entertaining area with lighting and power plus a heat bar and there is also a useful garden store for extra storage.

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

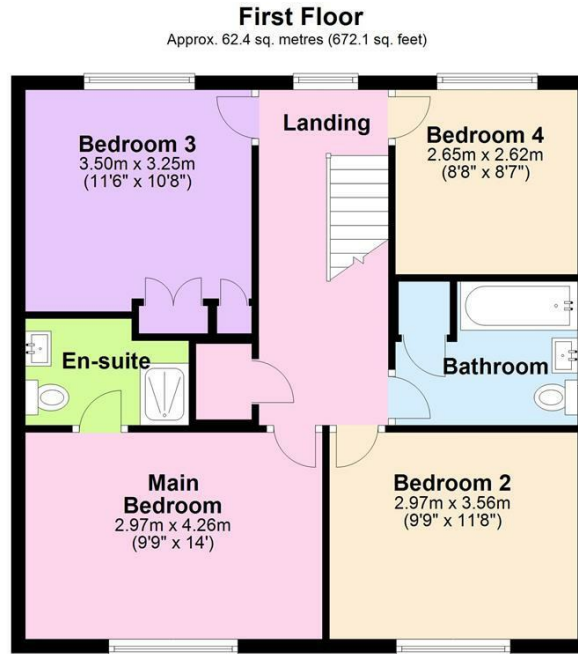
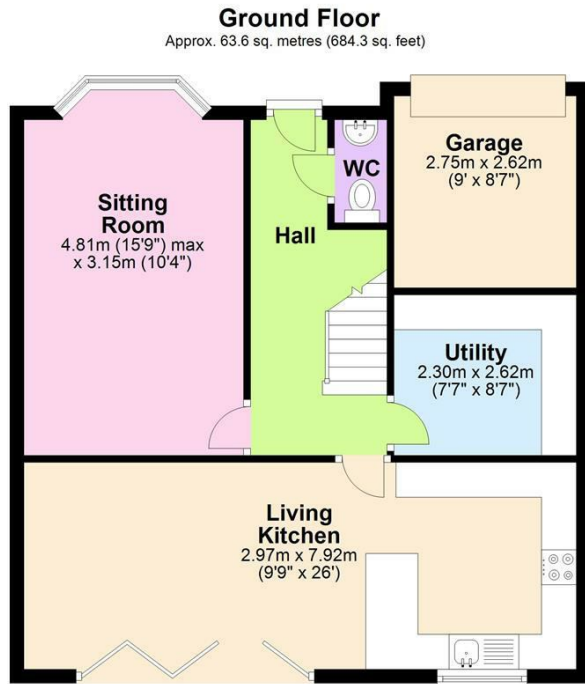
Tel: (01609) 779977

Council Tax Band – D

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

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Total area: approx. 126.0 sq. metres (1356.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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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