



32 BROOKSIDE CLOSE

BEDALE, DL8 2DR

£375,000
FREEHOLD

A superb two or three bedroom detached bungalow set on a large plot of 0.31 acres including a spacious, private and enclosed rear garden. The property is conveniently positioned at the head of a quiet cul de sac close to the Bedale town centre and also benefits from off street parking, a detached garage and two garden stores.

NORMAN F. BROWN

Est. 1967

32 BROOKSIDE CLOSE

• Two or Three Bedrooms • Detached Bungalow • 0.31 acre Plot Including Large & Private Rear Garden • Cul De Sac Position • Close To The Bedale Town Centre • Great Layout • Off Street Parking & Garage • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This fantastic bungalow is nicely positioned at the head of a quiet residential cul de sac close to the Bedale town centre. The property is well presented with neutral decor throughout and a contemporary kitchen and shower room. The property is perfect for garden lovers set in a plot of 0.31 acres, the (approx) South facing rear garden offers a tranquil and private setting ready to be enjoyed. The large garden also opens the potential for extension should that be required.

The property opens into a central hallway with a loft hatch and room for hanging coats. The sitting room is a bright and spacious room with a central chimney breast, currently for an electric fire. Round the corner and open to the sitting room is the dining room which is a great space for entertaining with room for a large dining table and chairs, sliding patio doors linking the bungalow to the garden and a serving hatch through to the kitchen. There is potential to knock through into the kitchen to create an impressive open plan dining kitchen with living space. The kitchen itself comprises of a range of shaker style wall and base units with worktop, tiled splashback and a single sink with drainer. There are built in appliances including a four ring gas hob with an extractor hood over and an eye level electric oven and grill plus an integral fridge freezer. There is also a useful door out to the rear garden with ramp and hand rail access

Bedrooms one and two are both excellent bright double bedrooms with bedroom one set to the front and bedroom two to the side. The third bedroom has been converted to a utility room with a range of built in store cupboards and plumbing for a washing machine. The shower room has a modern style with walk in shower enclosure having a screen door plus a push flush W.C and washbasin set into a vanity

unit.

Outside the excellent frontage is mainly gravelled with a shrub border and there is a long hard standing driveway providing off street parking and leading down to the detached garage. The garage itself has an electric roller door, lighting and power points.

There is gated access to the side of the garage to the substantial South facing rear garden that has a lovely peaceful and private feel with mature hedge boundaries. The garden is split into three distinct areas. From the dining room patio doors there is a spacious paved patio seating area ideal for entertaining, looking out over a lawn with inset trees and mature shrub borders. To the left and screened by trees and shrubs is a further lawned garden with conifer hedge boundaries and to the right is a further lawned garden which has been used as a veg patch in the past and could easily be re instated and there is gated access to the lane to the side of the property which leads up to South End for easy access to the town centre by foot. The gardens also have useful storage sheds, with one having power points and lighting.

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.

Construction: Standard.

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

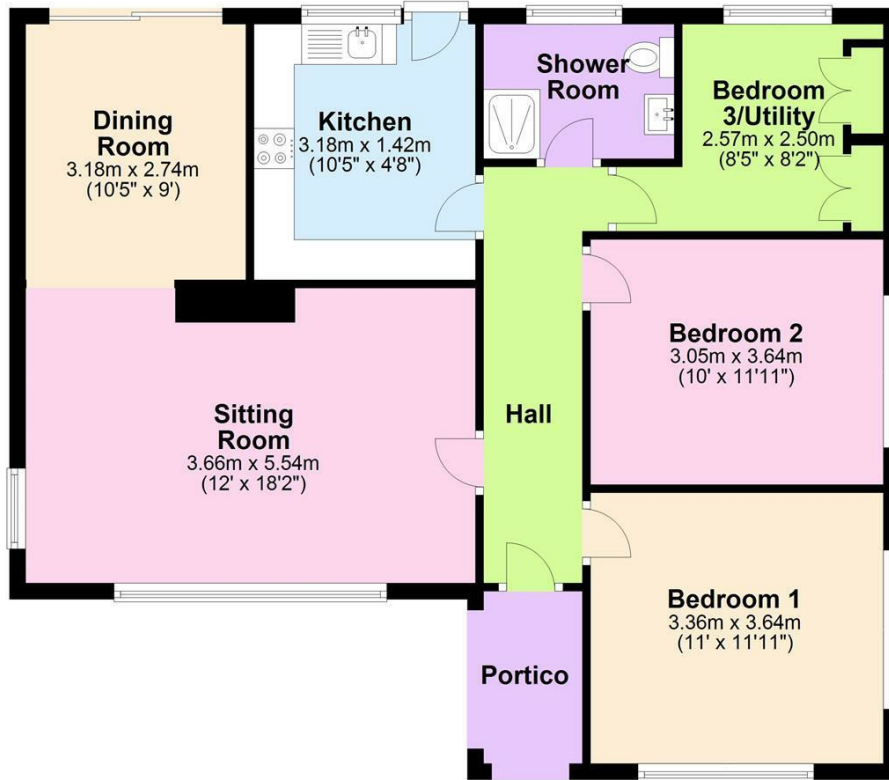
Restrictive Covenants: Not Known

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Ground Floor

Approx. 83.0 sq. metres (893.8 sq. feet)



Total area: approx. 83.0 sq. metres (893.8 sq. feet)



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