



## 4 PENNINE VIEW, BURNESTON BEDALE, DL8 2JS

£460,000  
FREEHOLD

A superb opportunity to purchase this well presented and spacious four bedroom detached home neatly positioned at the head of a quiet cul de sac in the sought after village of Burneston. The property benefits from a fantastic flexible layout, an integral garage and off street parking and is ideally placed for Bedale and Junction 50 and 51 of the A1(M).

**NORMAN F. BROWN**

Est. 1967

# 4 PENNINE VIEW, BURNESTON

- Four Bedrooms • Spacious Detached House • Great Layout • Wet Room & Bathroom • Quiet Village Location • Cul De Sac Position • Attractive Views • Integral Garage & Off Street Parking • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

This excellent detached home is nestled away in the corner of a quiet residential cul de sac offering a superb, flexible layout ideal for modern lifestyles and entertaining.

The house opens into an entrance porch where there is space for hanging coats. The porch opens through to a bright lounge or dining room which has wood effect flooring, a living flame effect flooring with a marble surround and hearth and has a door through to the main sitting room and an arch to a dining area off the kitchen which would also make for a great study area. The sitting room is a lovely spacious and bright room to the front with wood effect flooring continuing through to the dining kitchen via glazed double doors.

The dining kitchen has doors into the garage and out into the garden and has space for a 6 person dining table and chairs. The kitchen itself comprises of a range of shaker style wall and base units with a granite work surface over having a matching upstand and an inset one and a half bowl sink. There are spaces for an under counter fridge, dishwasher and an electric range style cooker with an extractor hood over. The kitchen also has a glazed door through to the dining area (previously mentioned off the lounge/dining room) which in turn opens via glazed double doors into the conservatory. The conservatory is a lovely space for relaxing and has French doors out to the attractive garden with views over the field beyond.

The kitchen also has a door to an inner lobby for the utility room and downstairs wet room. The utility room houses the oil fired boiler and has a work surface with space under for a washing machine and freezer. The wet room provides an excellent facility for the less mobile with a walk in shower having a screen and an electric shower plus a high level W.c

and a wall mounted wash basin.

To the first floor the landing has an airing cupboard and a loft hatch with ladder to the partly boarded loft. Bedroom 1 is to the front and is an excellent double with built in wardrobes having mirror fronted sliding doors. Bedroom 2 is another good double bedroom with built in wardrobe over the stairs and is also to the front. Bedroom three is again a double with attractive views over the garden the open field beyond and a built in wardrobe. Bedroom 4 is a great single with a built in wardrobe and the attractive view over the field to the rear and would also make a great study or at home office. The house bathroom is again spacious and comprises of a grey three piece suite including a corner bath with an electric shower over, a pedestal mounted wash basin and a low level W.C.

## Outside

The attractive lawned frontage has a hard standing driveway to the side leading to the integral garage providing off street parking. There is gated access to the side for the rear gardens which have to two distinct areas. The first is mainly lawned and is accessed via the conservatory and has an attractive lawn with a mature planted border and an ornamental pond with water feature. There is an attractive decked seating area with a pergola over, a great space for entertaining or for enjoying some peace and quiet in a tranquil setting. Behind the decked area is 'the pigsty', a brick built store with double doors and a stable style door, lighting and power points which is used for storage but could be converted into a superb garden room.

The second area is accessed via French doors from the dining kitchen and is to the rear and side, with a lawned area having a hedged and fenced boundary, a green house, bin store area and a screened oil tank.

## Location

Burneston is a village and civil parish in the Hambleton district of North Yorkshire and is close to the A1M and is about 4 miles south-east of Bedale. The village has a post office, public house, The Woodman Inn and, Nursery providing pre-school & day care, Burneston CE (Voluntary Aided) Primary School and Secondary education can be found at Bedale High School. The village church is dedicated to St Lambert, it was built in three stages between 1395 and 1550 and is a Grade I listed building. Burneston is also perfectly positioned for commuters with Junctions 50 & 51 for the A1(M) easily accessible.

## 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.

Construction: Standard

Extensions/Additions: Ground Floor - conservatory, wet room and utility room to rear.

Garage converted into a room (part of the sitting room)

Planning Permission Required Yes Granted Yes

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Oil

Water – Immersion

Drainage: Mains

Broadband:

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

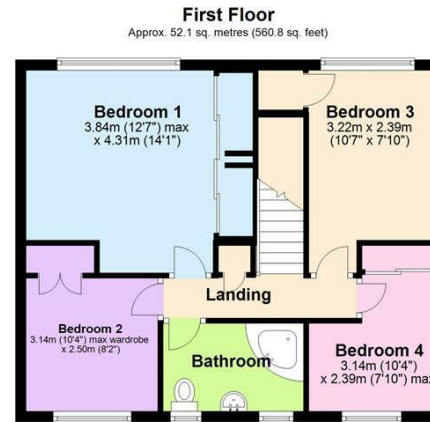
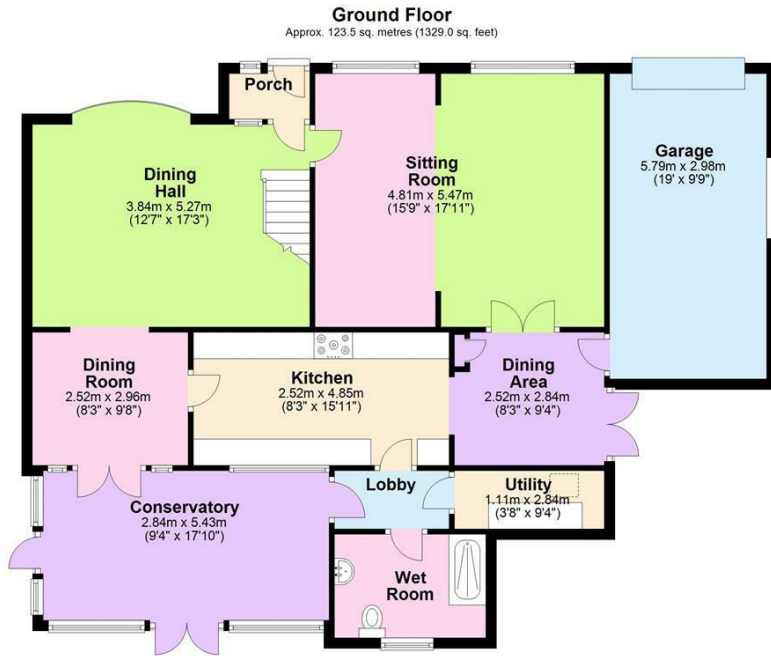
Flood Risk: Very Low

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

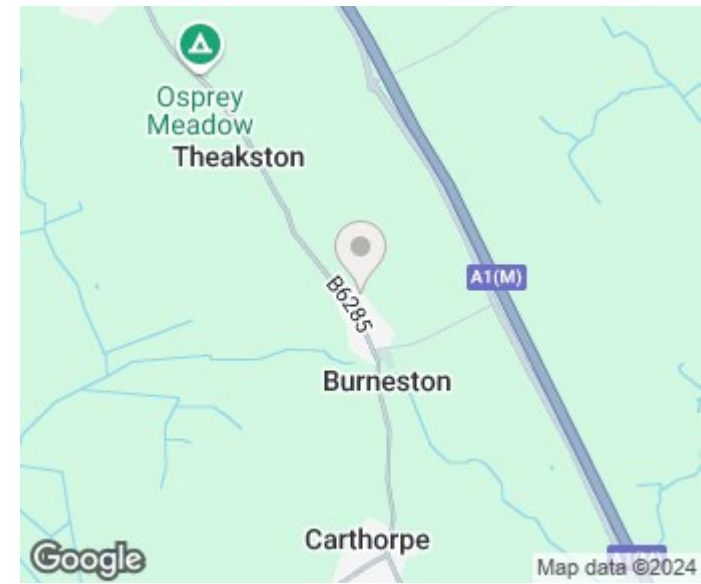
Restrictive Covenants: Not Known

## 4 PENNINE VIEW, BURNESTON





Total area: approx. 175.6 sq. metres (1889.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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