



**38 KINGFISHER DRIVE, AISKEW,
BEDALE, DL8 1XG**

**£380,000
FREEHOLD**

With attractive views to the rear and nicely positioned next to Aiskew Park, this well presented four bedroom detached home offers a flexible layout ideal for modern lifestyles. The property is located close to Bedale town centre, schools and the leisure centre and is ideally placed for junction 51 of the A1(M) too. This great home benefits from a private & enclosed rear garden, off street parking, gas fired & double glazing plus a conservatory extension.

NORMAN F. BROWN

Est. 1967

38 KINGFISHER DRIVE, AISKEW,

• Four Bedrooms • Well Presented Detached Home • Close To Bedale Town Centre, Schools & Leisure Centre • Flexible Layout For Modern Lifestyles • Attractive Views To The Rear & Next To Aiskew Park • Enclosed & Private Rear Garden • Ideal For Junction 51 Of The A1(M) • Off Street Parking • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This superb home will suit a variety of lifestyles and needs with its flexible layout and great position next to Aiskew Park and ideal for Bedale town centre, schools and junction 51 of the A1(M) for commuters.

The house opens into a bright central hallway and leads to the study, dining kitchen and sitting room. The sitting room is lovely and bright with a bay window providing an attractive view of the park and an electric fire provides a cosy feel. The dining kitchen is a great space for entertaining or family time, with space for a large dining table and chairs and French doors opening into the conservatory. The kitchen itself comprises of a range of wall and base units with a work surface over having tiled splashbacks and a one and a half bowl sink with a draining board in front of a window providing great views beyond the garden. There is space for a range style cooker with gas and electric points and an extractor hood over plus a space for a dishwasher and an under stairs cupboard provides further storage. Off the kitchen is a utility room where there is space for a tall fridge freezer and spaces under a worktop for a washing machine and tumble dryer. There is also a useful downstairs W.C off the utility room. The dining area leads through to the conservatory which takes advantage of the views over the garden and countryside beyond and French doors opening into out to a paved patio. The study is set within a converted garage and is an excellent size

and could be used for multiple purposes and has the attractive outlook over Aiskew Park too.

The first floor landing has an airing cupboard and a loft hatch with a drop down ladder to the partially boarded loft. The main bedroom is an excellent double to the front with an attractive outlook over the Park and has fitted wardrobes with mirror fronted sliding doors. The ensuite is a contemporary style with a step in shower enclosure having a screen door and an electric shower plus a push flush W.C and a washbasin set into a vanity unit. Bedroom two is to the rear and is another great double with a built in wardrobe having mirror fronted sliding doors and great views to the rear over open countryside. Bedroom four is a great single room again with the attractive view to the rear and bedroom three is a smaller double to the front with a built in wardrobe. The family bathroom comprises of a double shower enclosure with a sliding screen door, panelled bath, push flush W.C and a washbasin set into a vanity unit.

Outside

There is an attractive lawned frontage with a hedged and fenced boundary and a tarmac driveway provides off street parking. There is gated side access to the rear garden where there is a patio area off the conservatory having steps up to a lawned garden with

planted borders and fenced boundaries and steps up to another raised patio providing an ideal private sun trap overlooking the open countryside beyond. To the side of the house is a useful shed providing 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, Teesside International Airport and Leeds Bradford airport 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

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Hot Water Cylinder

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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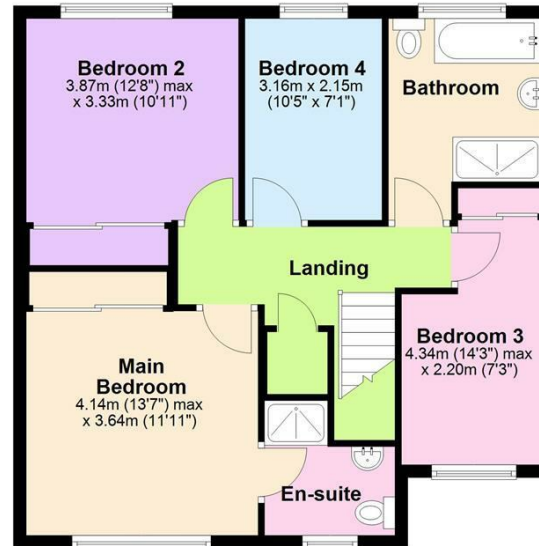
Ground Floor

Approx. 76.6 sq. metres (825.0 sq. feet)



First Floor

Approx. 62.9 sq. metres (677.3 sq. feet)



Total area: approx. 139.6 sq. metres (1502.3 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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