



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Laburnum Cottage, Danby Wiske, Northallerton,
DL7 0NA
Offers in the region of £625,000

House - Detached
4 Bedroom/s
2 Bathroom/s

A beautifully presented and individually designed four bedroomed detached dormer style family home situated in a tucked away location within the popular village of Danby Wiske. The property was constructed in 2016 and benefits from oil fired central heating and double glazing. The living accommodation includes a spacious reception hall with wood floor covering, cloak room / wc, large dual aspect living room with multi fuel burning stove, open plan kitchen / dining room with bi folding doors leading to the rear garden. The kitchen area is fitted with wall and base units, work tops, breakfast bar area and integrated oven, hob, extractor and dishwasher. The dining area also has a multi fuel burning stove. There is also a separate utility room with door to the rear. The first floor landing area is fitted with an excellent range of storage units. The master bedroom is a double room with built in wardrobes and luxury en suite shower room / wc. There are three further good sized bedrooms and a family bathroom / wc. Externally there is a drive way providing off street parking and access to the large garage with remote door and pedestrian door. There is a patio area to the side and steps lead to the mature, private cottage style garden which over looks farm land to the rear. The village is close to the A167 and within easy reach of Northallerton Town Centre and Railway Station (approx 4 miles).





- Four bedroomed detached dormer style family home constructed in 2016
- Spacious living room with multi fuel burning stove
- Three further bedrooms and family bathroom
- Oil fired central heating and double glazing
- Lovely mature private gardens backing on to farm land at the rear
- Superb open plan kitchen / dining room with integrated appliances and multi fuel burning stove
- Master bedroom with luxury ensuite shower room
- Excellent first floor storage space
- Off street parking and garage with remote door
- Tucked away location just off the village green area

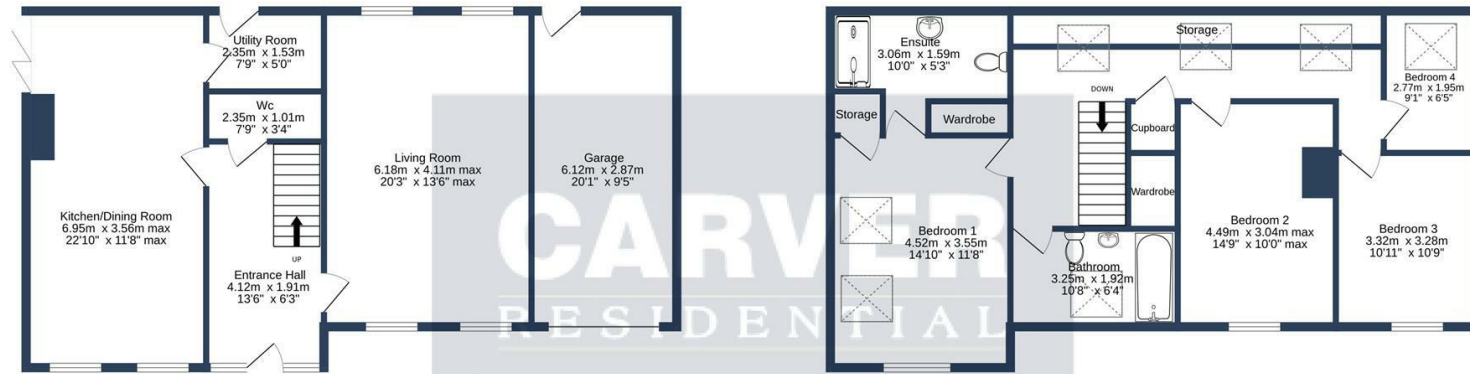
GENERAL INFORMATION

Tenure: Freehold

Services: Oil central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Band E



GROUND FLOOR
82.4 sq.m. (887 sq.ft.) approx.

1ST FLOOR
80.6 sq.m. (867 sq.ft.) approx.

LABURNUM COTTAGE, DANBY WISKE. DL7 0NA.

TOTAL FLOOR AREA : 163.0 sq.m. (1754 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	95
(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	

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
County Durham, DL3 7AA
Tel: 01325 357807
sales@carvergroup.co.uk

26 Market Place, Richmond
North Yorkshire, DL10 4QG
Tel: 01748 825317
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
County Durham, DL5 4DJ
Tel: 01325 320676
aycliffe@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire, DL7 8LW
Tel: 01609 777710
northallerton@carvergroup.co.uk