



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

The Paddock, Birkby Lane
East Cowton, Northallerton, DL7 0DX

Offers in the region of £329,000

Bungalow - Detached
3 Bedroom/s
1 Bathroom/s

A spacious three bedroomed detached bungalow with double garage and gardens situated on a good sized plot at the end of a cul de sac within the popular village of East Cowton. The property benefits from oil fired central heating and double glazing. The accommodation includes a spacious reception hall, large living room with French doors to the rear garden and arch way to the dining room which gives an open plan feel. The kitchen is fitted with a range of wall and base units and provides access to the sun room which leads to the double garage. There are three good sized bedrooms, a family bathroom and separate cloaks / wc. Externally there is a gated access opening to a substantial gravel driveway providing off street parking and access to the double garage. There is a garden to the left side of the property which leads to the good sized rear garden. To the other side a further garden leads to an enclosed area to the front with oil tank and gate to the front driveway. The village is located within easy reach of the A167, Northallerton, Darlington and Richmond. Village facilities include a Primary school, All Saints Church, Public House and Village Shop.





- Three bedroomed detached bungalow located at the end of a cul de sac within the popular village of East Cowton
- Kitchen fitted with modern wall and base units
- Oil fired central heating and double glazing
- Substantial gravel driveway providing off street parking and access to the double garage
- Vacant possession. No onward chain
- Spacious open plan living room / dining room with French doors to the rear garden
- Family bathroom and separate wc
- Sun room
- Good sized rear garden

GENERAL INFORMATION

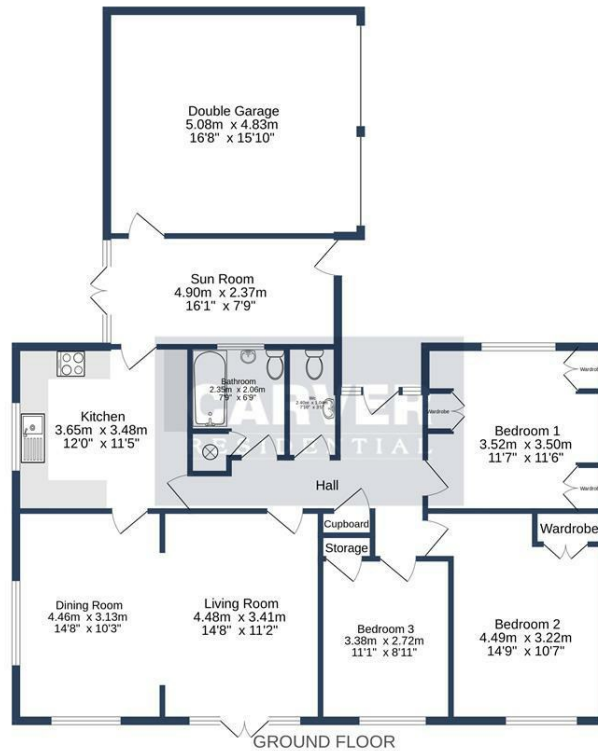
Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band E

Planning permission granted on land to the rear of the dwelling 19/01779/out



THE PADDOCK, BIRKBY LANE, EAST COWTON, DL7 0DX.

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. The 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		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(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

www.carvergroup.co.uk