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Meadowside, Birkby Lane, East Cowton
East Cowton, Northallerton, DL7 0DX

Offers in the region of £325,000

House - Link Detached
4 Bedroom/s
3 Bathroom/s

An extended four / five bedroomed link detached dormer bungalow providing versatile and well presented living accommodation benefitting from air source heat pump central heating, double glazing and solar panels providing a FIT. The accommodation includes a reception hall, spacious living room, superb open plan kitchen / dining / breakfast room fitted with a modern range of units and with French doors opening to the rear garden. There is also a separate utility room. From the inner hall there are two bedrooms a family bathroom and a study. To the first floor there is a master bedroom with en suite shower room, two further bedrooms and family bathroom. Externally there is a front garden, driveway to each side of the property providing off street parking and access to the garage and electric vehicle charging point. There is a rear garden enjoying a south west facing aspect with two garden sheds both with power. The village is within easy reach of A167, Northallerton, Darlington, Yarm and Richmond. Facilities in the village include a Primary School, All Saints Church, Public House and Village Shop.





- Extended four / five bedroomed link detached dormer bungalow providing versatile accommodation
- Spacious living room
- Master bedroom with en suite with two further bedrooms and bathroom to the first floor
- Air source heat pump central heating, solar panels and Upvc double glazing
- Front and rear gardens together with gardens sheds
- Superb open plan kitchen / dining / living room with separate utility room
- Two bedrooms and family bathroom to the ground floor
- Study / additional bedroom
- Driveway providing off street parking, garage and electric vehicle charging point
- Village location

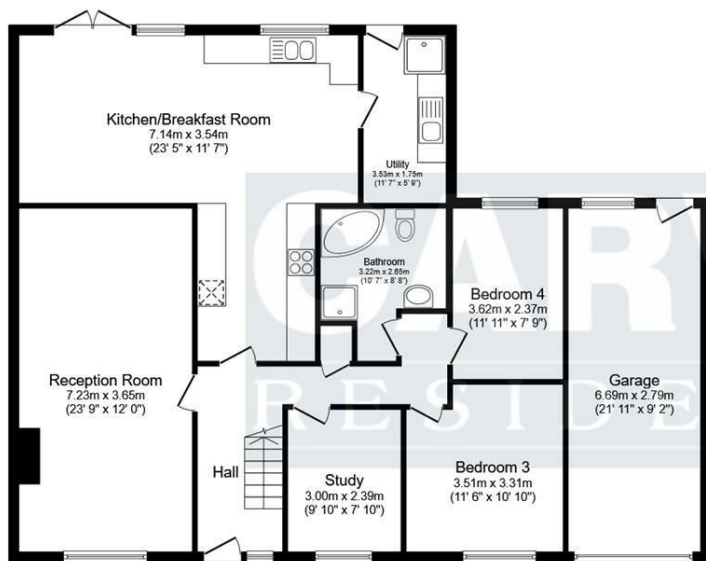
GENERAL INFORMATION

Tenure: Freehold

Services: Air source heat pump central heating, Solar panels, mains electric, water and drainage. Double glazing.

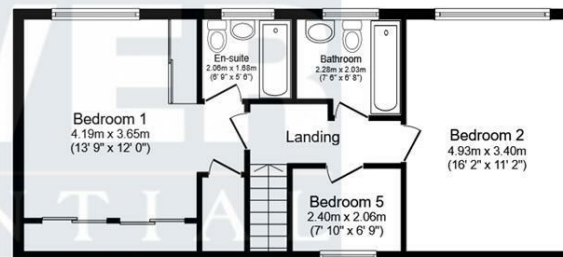
Local Authority: North Yorkshire Band E

Solar panel feed in tariff (FIT) from 2012 for 25 yrs



Ground Floor

Floor area 136.4 sq.m. (1,468 sq.ft.)




First Floor

Floor area 56.0 sq.m. (602 sq.ft.)

Total floor area: 192.3 sq.m. (2,070 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			68
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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