





A beautifully presented three bedroomed detached family bungalow constructed to a high specification and providing modern open plan living accommodation including lovely landscaped front and rear gardens, block paved driveway and garage. The property benefits from gas fired central heating and Upvc double glazing. The accommodation includes a spacious reception hall, living room with bi folding doors opening to the rear garden, impressive open plan kitchen / dining / family room with integrated appliances, silestone work tops and bi folding doors to the rear garden. There is also a separate utility room. The master bedroom has a luxury en suite shower room / wc. There are two further bedrooms, one fitted with a range of wardrobes and a luxury family shower room / wc with double walk in shower, white suite and vanity units. The block paved driveway provides off street parking and access to the garage with remote roller door, pedestrian door, power, water and light. The front and rear gardens are beautifully landscaped with stone patio, footpaths, lawn and borders.







- Modern three bedroomed detached family bungalow built and finished to a high specification
- Kitchen area fitted with integrated appliances including silestone work tops and separate utility room
- Master bedroom with luxury en suite shower room / wc
- Beautifully presented living accommodation
- Lovely landscaped front and rear gardens with stone flagged patio and lawn
- Modern open plan kitchen / dining / family room with Bi folding doors to the rear garden
- Spacious living room with Bi folding doors to the rear garden
- Luxury family shower room / wc
- Spacious reception hall with built in cloaks cupboards
- Block paved driveway providing off street parking and garage with remote roller door

#### GENERAL INFORMATION

Tenure: Freehold

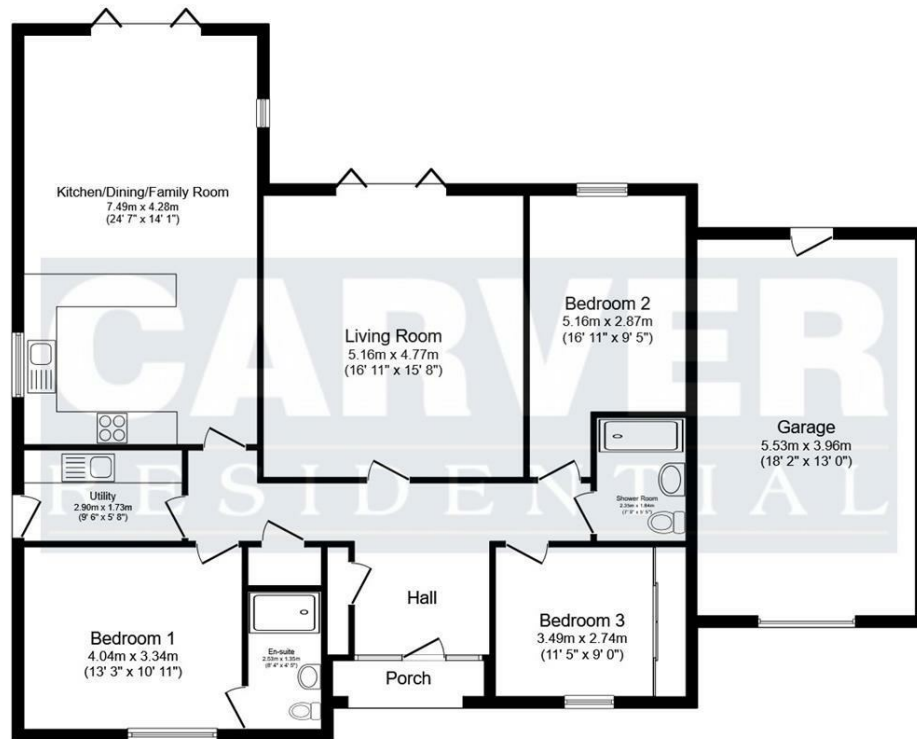
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Band E

LABC warranty with around 7 yrs unexpired

Annual levy payment of £222 per annum for upkeep of communal green areas and private road.



**Floor Plan**  
Floor area 155.9 sq.m. (1,678 sq.ft.)

Total floor area: 155.9 sq.m. (1,678 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](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	84	
(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		
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](http://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**  
**Co Durham, DL3 7AA**  
**01325 357807**  
**[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)**

**63 Dalton Way, Newton Aycliffe**  
**Co Durham DL5 4NB**  
**01325 320676**  
**[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)**

**41 Market Place, Richmond**  
**North Yorkshire, DL10 4QL**  
**01748 825317**  
**[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)**

**219 High Street, Northallerton**  
**North Yorkshire DL7 8LW**  
**01609 777710**  
**[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)**