



2 Wycliffe Road, East Cowton, DL7 0DZ  
Offers over £310,000



## 2 Wycliffe Road, East Cowton, DL7 0DZ

A fantastic opportunity to purchase this FOUR BED DETACHED FAMILY HOME which is positioned on a generous sized corner plot boasting a double garage. The property is also offered to the market with NO ONWARD CHAIN. The village of East Cowton is situated between Northallerton and Richmond offering local amenities with a Local Primary School, Village shop and Pub.

### ENTRANCE RECEPTION

UPVC front door leading into entrance reception with window to front and UPVC side panel with glass insert. Laminated floor, single radiator, doors to; cloaks/w.c and through lounge/diner.

### CLOAKS/W.C

Low level w.c, pedestal hand basin, single radiator, wood effect cushioned floor and UPVC window to front.

### LOUNGE / DINER 11.253 x 4.246 (36'11" x 13'11")

An exceptionally spacious room having stairs to the first floor with useful under stairs storage. This room benefits from dual aspect windows with UPVC windows to front and both sides which opens this room with an abundance of natural light. Three double panelled radiators, electric wall mounted fire, TV and sky points, wall lights and spot lights. Useful bookcase and door to kitchen/breakfast room.

### KITCHEN /BREAKFAST ROOM 3.654 x 4.890 (11'11" x 16'0")

One and half sink unit fed by mixer tap, fitted with a range of base, drawer, wall and display units with contrasting work top surfaces, under unit lighting, useful breakfast bar, four ring electric hob with below oven and above extractor fan. Tiling to splash areas, plumbing for automatic washer and dishwasher, central heating radiator, TV and telephone points, down lighting, UPVC window to front and rear and UPVC door with glass insert to rear garden. Built in cupboard housing the floor mounted OIL fired boiler. Internal door to garage.

### FIRST FLOOR LANDING

UPVC window to side, built in cupboard housing central heating tank. Doors to; bedrooms and family bathroom/w.c

### MASTER BEDROOM 3.439 x 3.826 (11'3" x 12'6")

Generous double bedroom having UPVC window to front enjoying distant countryside views. Central heating radiator and door to en-suite.

### EN-SUITE

Walk in shower with wall mounted shower fittings, pedestal hand basin with mixer tap, low level w.c, heated chrome towel rail, tiling to walls, cushioned flooring, extractor fan, down lighting and UPVC window to rear.

### BEDROOM 2 4.251 x 2.963 (13'11" x 9'8")

A good double bedroom having UPVC windows to both sides, central heating radiator and Sky point.

### BEDROOM 3 4.251 x 2.737 (13'11" x 8'11")

A good double bedroom having UPVC window to front with distant countryside views. Central heating radiator, ceiling coving and single wardrobe with shelf and rail.

### BEDROOM 4 3.228 x 2.111 (10'7" x 6'11")

UPVC window to side, central heating radiator, built in single wardrobe with shelves.

### FAMILY BATHROOM/W.C

Panelled bath with mixer tap, pedestal hand basin with mixer tap and below vanity unit, low level .w.c bidet, and walk in shower with wall mounted shower bar. Useful built in storage cupboards, heated chrome towel rail, wall mounted mirror with light and shaver point. Down lighting and UPVC window to side.

### EXTERNALLY

the property sits on a generous sized corner plot. Block paved driveway leads to the double garage, dwarf wall surrounding the perimeter. Lawns to the front and side.

To the rear are gravelled seating beds, raised lawned garden, borders with wooden sleepers, rockery area with shrub beds and enclosed by fencing and some conifer hedging.

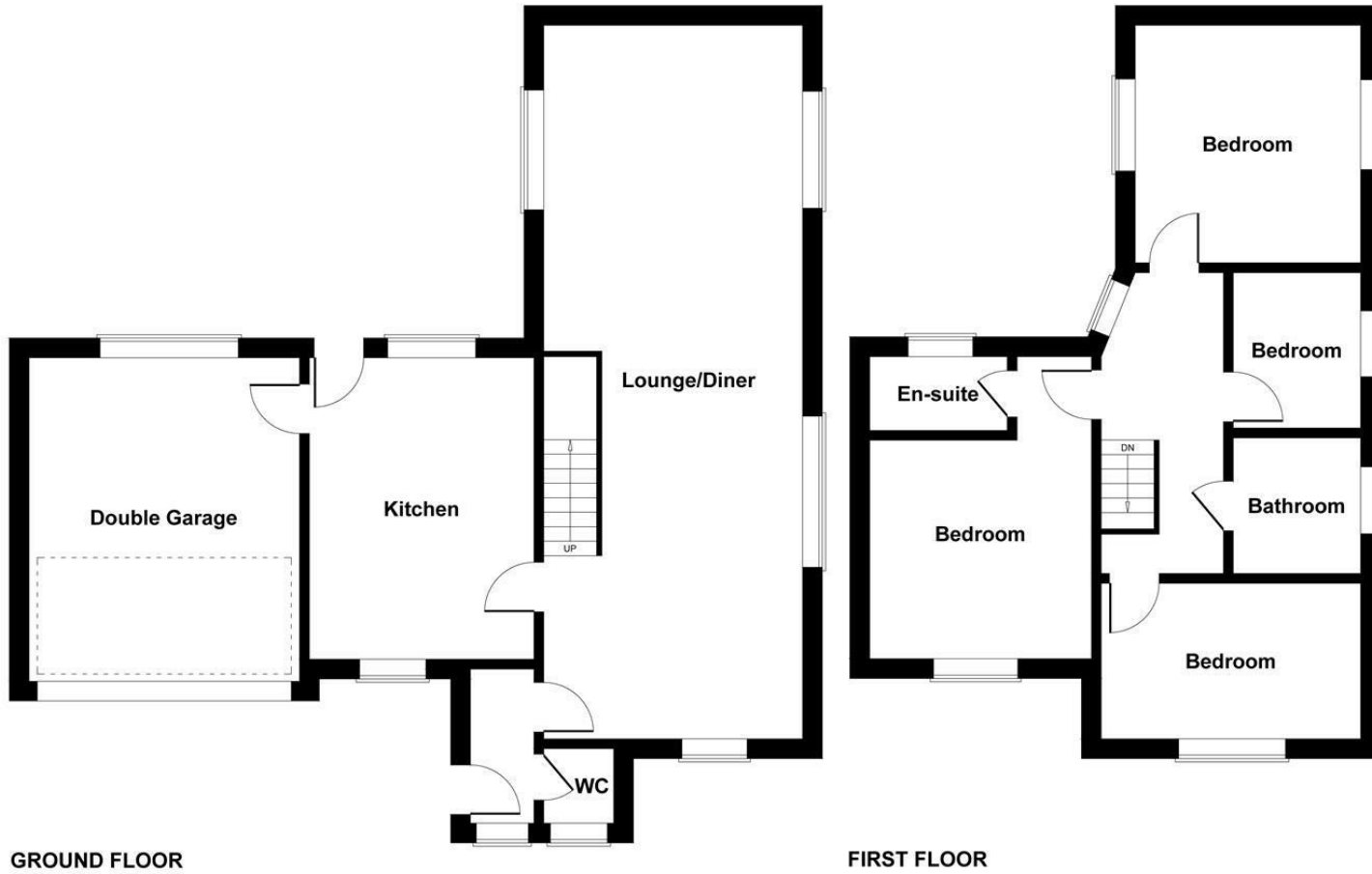
### DOUBLE GARAGE 5.165 x 4.491 (16'11" x 14'8")

Up and over door, power, light, water tap and window to rear.



**OFFERS OVER £310,000**

# Wycliffe Road, East Cowton



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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