



30 Rowan Court, Leyburn, DL8 5SL  
Offers over £380,000



## 30 Rowan Court, Leyburn, DL8 5SL

An exciting opportunity to purchase this 3 BED DETACHED BUNGALOW commanding a generous sized plot and offering generous sized living accommodation. The property offers; lounge, dining room, conservatory, kitchen, utility, 3 bedrooms (master with en-suite), family bathroom, parking, garage and gardens. VIEWING HIGHLY RECOMMENDED - OFFERED WITH NO ONWARD CHAIN!

### ENTRANCE VESTIBULE

UPVC door leading into the entrance vestibule having central heating radiator, down lighting and glass panelled door to main reception.

### ENTRANCE RECEPTION

L-Shaped with doors to; lounge, kitchen, 3 bedrooms and family bathroom. Central heating radiator, down lighting, built in cupboard with shelving. Loft hatch with pull down ladders giving access to the roof void.

### LOUNGE 5.66m into bay (4.98m) x 3.92m (18'6" into bay (16'4") x 12'10")

Walk in UPVC box window to side. Central heating radiator, marble fireplace surround incorporating a living flame coal effect gas fire with marble hearth. TV and telephone points, ceiling coving and 2 walls lights. Door to dining room.

### DINING ROOM 3.26m x 3.05m (10'8" x 10'0")

Central heating radiator, TV point, double glazed sliding door to conservatory and door to kitchen.

### CONSERVATORY 2.82m x 2.10m into sills (9'3" x 6'10" into sills)

Stone base with UPVC windows to side, rear and front with UPVC door to side. Power points and tiled floor.

### KITCHEN 3.27m x 3.26m (10'8" x 10'8")

One and half sink unit ed by mix tap fitted with a range of base, drawer and wall units with contrasting worktop surfaces, window pelmet lighting, four ring gas hob with below oven and above extractor hood. Decorative tiling to splash areas, plumbing for slimline dishwasher, feature tiled floor, integrated fridge, central heating radiator, down lighting and UPVC window to rear. Door to utility room.

### UTILITY 3.26m x 1.73m (10'8" x 5'8")

Single drainer fed by mixer tap, fitted with a range of base, storage and wall units with contrasting worktop surfaces, central heating radiators, tiling to splash areas and floor, plumbing for automatic washer, void for dryer and void for fridge/freezer. UPVC window and door to rear.

### BEDROOM 1. 3.97m x 3.26m (13'0" x 10'8")

UPVC window to rear, central heating radiator, TV and telephone points and door to en-suite.

### EN-SUITE 2.80m x 0.95m (9'2" x 3'1")

Walk in shower cubicle, pedestal hand basin, low level w.c, tiling to splash areas, vinyl wood effect flooring, shaver point, central heating radiator, extractor fan, down lighting and UPVC window to side.

### BEDROOM 2. 3.97m x 2.82m (13'0" x 9'3")

UPVC window to front, central heating radiator, TV and telephone points.

### BEDROOM 3. 2.82m x 2.65m (9'3" x 8'8")

UPVC window to front, central heating radiator and TV and telephone points.

### FAMILY BATHROOM/W.C 3.26m x 1.75m (10'8" x 5'8")

Walk in shower with electric shower, panelled bath with mixer taps and shower attachments, pedestal basin, low level w.c, tiling to splash areas, shaver point, vinyl wood effect flooring, heated towel rail, down lighting, extractor fan and UPVC window to rear.

### EXTERNALLY

Access is via a shared driveway which then leads to a tarmac driveway which leads to the garage. Paved path to front door and access round both sides of the property giving access to the rear.

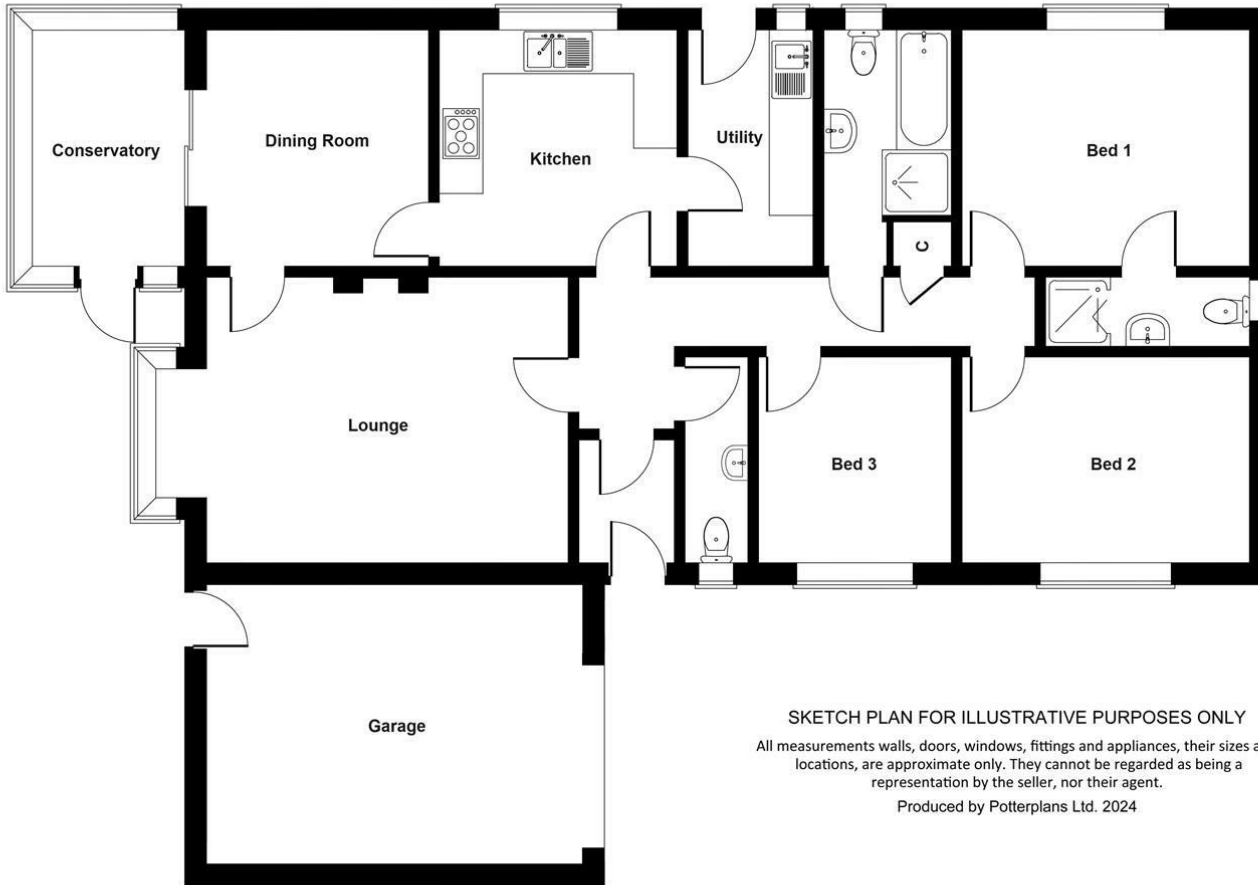
There is a generous sized side rear and side garden which are fenced to perimeters. Mostly laid to lawn with shaped flower and shrub borders, vegetable plot, raised gravelled seating area to sit back and enjoy the garden. Gravelled paved area with greenhouse. Door giving access to the garage.

### GARAGE 5.15m x 3.78m (16'10" x 12'4")

Over sized garage with up and over door, UPVC window and door to rear garden. Power, light, water tap and work bench.




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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>		<b>89</b>
(81-91) <b>B</b>	<b>79</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 energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 