



14 Oakfields, Middleton Tyas, Richmond, DL10 6SD
Offers over £375,000

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*** NEW PRICE *** TARDIS 3-Bedroom DETACHED BUNGALOW with SOUTH Facing GARDENS - For Sale with NO ONWARD CHAIN.

Superb 6.61m x 4.68m max/21'8" x 15'4" max SITTING ROOM, Separate DINING ROOM (or HOBBY/etc ROOM) & 5.51m/18'0" KITCHEN/BREAKFAST ROOM; CONSERVATORY, 3 BEDROOMS & BATH/SOWER ROOM. PORCH, WASHROOM/WC & STORAGE. Adjoining GARAGE & ample PARKING. Lovely PRIVATE & enclosed SOUTH Facing GARDEN. Gas Central Heating & UPVC Double-Glazing. VIEWING RECOMMENDED

The village is home to a highly regarded Primary School, a good local dining-pub, a community village shop (also a small services 'M&S') & several country walks. Excellent access to the A1(M) & A66 at Scotch Corner; historic RICHMOND is about 5 miles, DARLINGTON mainline station is about 9 miles (LONDON Kings Cross 2 hours 20 minutes) & BARNARD CASTLE about 14 miles. The unspoilt Teesdale countryside & the Yorkshire Dales National Park are readily accessible - about 1 hour to the Lake District.

PORCH 1.90m x 1.70m (6'2" x 5'6")

UPVC double-glazed windows & door.

RECEPTION AREA 2.05m x 1.49m (6'8" x 4'10")

WASHROOM/WC 2.00m x 0.87m (6'6" x 2'10")

Washbasin, WC & UPVC double-glazed window to side.

DINING ROOM 3.71m x 2.05m (12'2" x 6'8")

...or HOBBY/etc ROOM. UPVC double-glazed window to front.

Adjoining GARAGE 5.14m x 2.48m (16'10" x 8'1")

(See below)

SITTING ROOM 6.61m x 4.68m max (21'8" x 15'4" max)

A Superb room with feature fireplace with 'living-flame' gas fire. Wide UPVC double-glazed bow window to front.

KITCHEN/BREAKFAST ROOM 5.51m x 2.62m (18'0" x 8'7")

Good range of Oak wall & floor units with pull-out larder unit, worktops & inset 1 & ½ bowl sink. Integrated ceramic hob with extractor over, eye-level double oven/grill, integrated fridge & plumbing for washing machine. Worcester gas boiler. UPVC double-glazed window & door to side & door to:

INNER HALL

2 useful built-in cupboards.

BEDROOM 1. 4.31m x 3.31m (14'1" x 10'10")

Including a fabulous range of built-in Oak wardrobes (Hanging, drawer & shelving space) with matching dresser. Double-glazed tilt-&-turn door to:

CONSERVATORY 3.51m max x 3.21m into sills (11'6" max x 10'6" into sills)

UPVC double-glazed windows & patio doors overlooking the garden. Light, power & radiator.

BEDROOM 2. 2.62m x 2.26m min (8'7" x 7'4" min)

Including fitted wardrobes & cupboards. UPVC double-glazed window to rear overlooking the garden.

BEDROOM 3. 2.64m x 2.44m (8'7" x 8'0")

UPVC double-glazed window to rear overlooking the garden.

BATH/SOWER ROOM 2.15m x 1.68m (7'0" x 5'6")

Panelled bath with Mira shower over, washbasin & WC. Tiled walls & UPVC double-glazed window to side.

OUTSIDE FRONT

Lawned area (Potential extra Parking), outside light & gate to rear garden. Extensive block-sett drive & parking area leading to:

Adjoining GARAGE 5.14m x 2.48m (16'10" x 8'1")

Plus internal rear passage with UPVC double-glazed door to:

Enclosed SOUTH REAR GARDEN

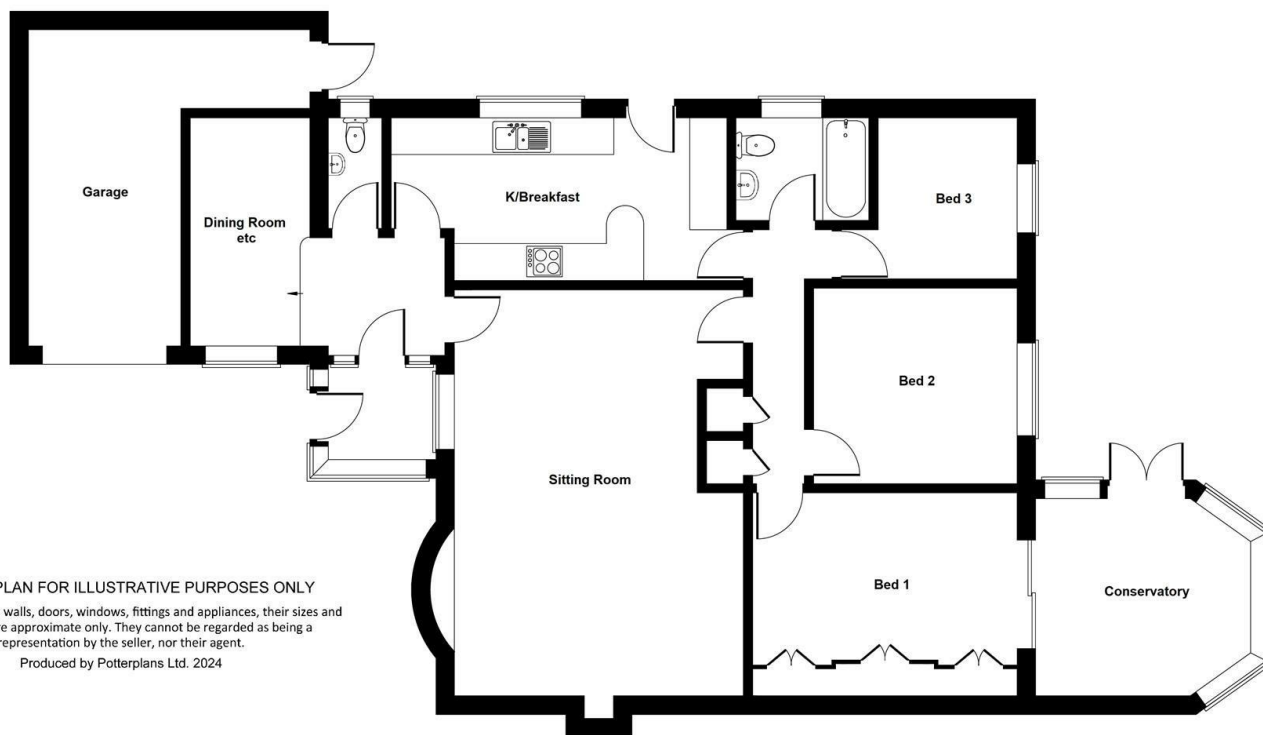
Lovely PRIVATE Garden with side & rear block-sett patio areas with outside light & cold-water tap; low wall to lawned garden with flower/shrub borders, further stone-flagged patio & SUMMER HOUSE (2.39m x 1.73m/7'10" x 5'8") with light & power. Side area with gate to front.

NOTES

- (1) Freehold
- (2) Council Tax Band: E
- (3) EPC: TBA
- (4) Mains Drainage, Water, Gas & Electricity.



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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.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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