



1 Village Way, Kirkby Fleetham, Yorkshire, DL7 0TW  
£420,000





# 1 Village Way, Kirkby Fleetham, Yorkshire, DL7 0TW

This delightful three bedroomed bungalow is nestled in the charming village of Kirkby Fleetham and offers a perfect blend of comfort and versatility. Set on a generous corner plot, the property boasts beautifully maintained gardens both at the front and rear, providing a serene outdoor space for relaxation and enjoyment.

The accommodation is thoughtfully designed, featuring sitting room, family room, lounge and snug, three well-proportioned bedrooms and three bathrooms, making it ideal for families or those seeking extra space. The layout allows for a variety of uses, catering to different lifestyles and needs. Whether you envision a home office, a guest suite, or simply extra room for family, this bungalow can adapt to your requirements.

For those with vehicles, the property includes a double garage and ample off-road parking for multiple vehicles, ensuring convenience for residents and guests alike. The peaceful village setting enhances the appeal, offering a tranquil retreat while still being within easy reach of local amenities. This property is a true gem, and viewing is essential to fully appreciate its charm and potential. Don't miss the opportunity to make this lovely bungalow your new home in the picturesque surroundings of Kirkby Fleetham.

## PORCH

A UPVC double glazed door leads into the porch there is a UPVC double glazed window to the side, glazed door leading into the sitting room and wooden effect flooring.

## SITTING ROOM 5.41 x 5.05 (17'8" x 16'6")

Having a dual fuel burning stove with brick inset and a wooden mantel. UPVC double glazed window to the front and arched UPVC double glazed window to the side, wooden effect flooring, two central heating radiator, coving and a tv aerial point. Doors lead into the kitchen and inner hallway.

## KITCHEN 3.87 x 2.28 (12'8" x 7'5")

With a range of wall, base and drawer units with worktops, stainless steel sink unit with a mixer tap over, tiled splash back, integrated dish washer, plumbing for a washing machine, electric oven and hob, stainless steel extractor hood, central heating radiator, UPVC double glazed window to the front and UPVC double glazed door to the side.

## INNER HALLWAY

With doors leading to the family room / office, bathroom and bedroom 3.

## FAMILY ROOM / OFFICE 4.59 x 3.47 (15'0" x 11'4")

With wooden effect flooring, central heating radiator, coving, internal window to the lounge and UPVC double glazed arched window to the side. A glazed door leads into the lounge.

## BATHROOM

Having an L shaped bath with double shower over and glass shower screen, w.c, wash hand basin, tiled walls, towel radiator. wooden effect flooring, extractor fan and shaver point.

## BEDROOM 3 4.24 x 2.72 (13'10" x 8'11")

A double bedroom having a UPVC double glazed window to the side, central heating radiator, wooden effect flooring, UPVC double glazed French doors lead into the snug and a door leads into the ensuite.

## EN-SUITE 2.25 x 1.93 (7'4" x 6'3")

Having a shower cubicle, w.c, wash hand basin with a vanity cupboard beneath, double linen cupboard housing the hot water tank, tiled walls and a towel radiator.

## SNUG 3.36 x 2.37 (11'0" x 7'9")

With UPVC double glazed doors leading out to the rear courtyard, UPVC double glazed window to the side. central heating radiator and coving.

## LOUNGE 4.37 x 3.35 (14'4" x 10'11")

With wooden effect flooring, staircase leading to the first floor, central heating radiator, coving, UPVC double glazed window to the side and UPVC double glazed French doors leading out to the rear courtyard.

## FIRST FLOOR

### LANDING

With doors leading into bedrooms 1 & 2.

## BEDROOM 1 4.42 (widest point) x 4.19 (widest point) (14'6" (widest point) x 13'8" (widest point))

With 2 velux windows, three eave storage cupboards, central heating radiator. Doors lead into the ensuite and into the walk in loft space.

## EN-SUITE 3.28 x 1.31 (10'9" x 4'3")

Having a bath with an electric Mira shower over, w.c, wash hand basin with a vanity storage cupboard beneath, laminate flooring, sky light, extractor fan and towel radiator.

## LOFT SPACE 4.56 x 3.37 (14'11" x 11'0")

Handy walk in loft storage space, partially boarded with lighting.

## BEDROOM 2 3.11 x 2.30 (10'2" x 7'6")

With a UPVC double glazed window to the rear and two velux windows, central heating radiator and two eaves storage cupboards.

## DETACHED DOUBLE GARAGE 5.32 x 5.11 (17'5" x 16'9")

With an electric door, power, lighting and shelving. There is a door at the rear leading into the garden.

## EXTERNALLY

The property sits on a corner plot with a generous sized garden to the front, having a lawn, mature trees and shrubs, patio area and large driveway for parking of multiple vehicles.

To the side of the property there is an enclosed patio area housing the Biomass central heating boiler and external security light.

To the rear there is a private enclosed courtyard with a paved patio area and security lighting. A gate and a side path lead to the front garden.

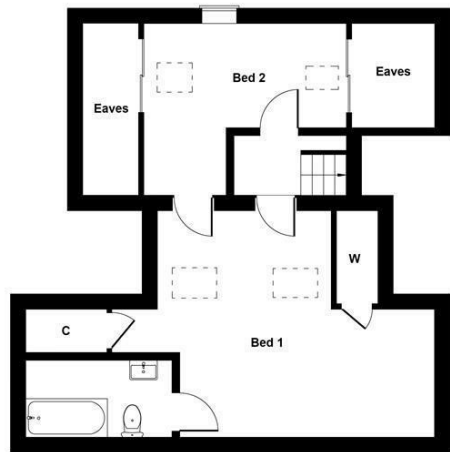
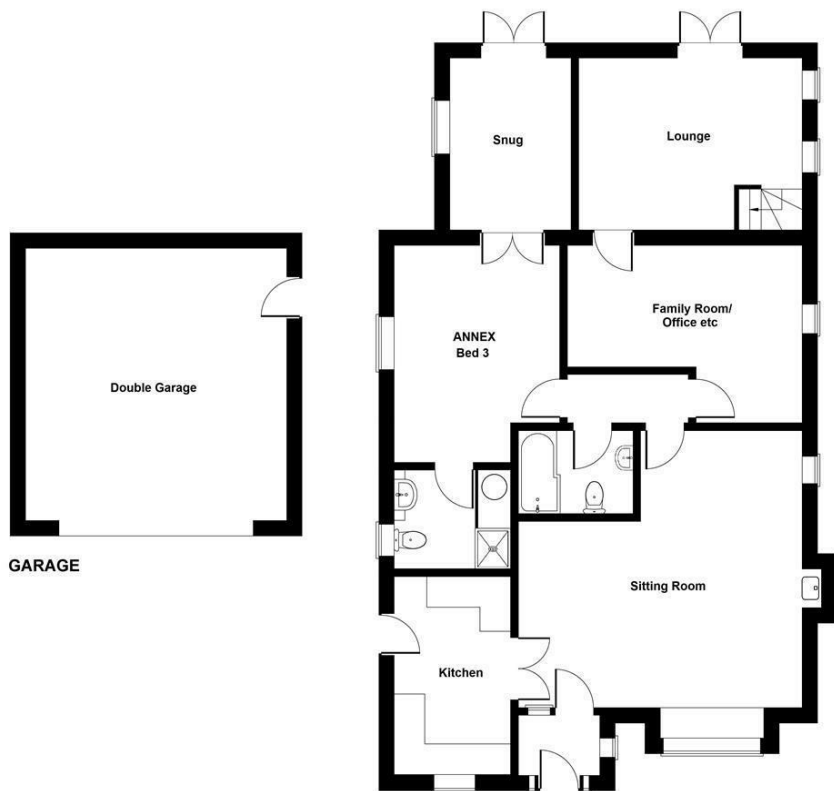
## NOTES

\* FREEHOLD

\* COUNCIL TAX BAND D



**£420,000**



FIRST FLOOR

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. 2025

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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