

24 Summercroft Road (Plot 67) Hipswell Road, Hipswell, Catterick Garrison, North Yorkshire, DL9 4NY

£369,950

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READY NOW & NO NEED TO BUY OFF PLAN - The BEST EXCLUSIVE New Homes Location in the Area within a screened tree lined site… It's all about LOCATION, LOCATION, LOCATION - Call NOW to View: 01748 822 711
Our FLAGSHIP House-Type 'Littendale' PLOT 67 (VERY EFFICIENT 'B' Energy Rated) & Choice Plot: The LITTENDALE is a SUPERB 4 DOUBLE BEDROOM, 3 BATH/SHOWER ROOM Detached Family Home: 2 RECEPTION ROOMS, great 6.34m/20'9" equipped KITCHEN/BREAKFAST ROOM, UTILITY with sink & WASHROOM/WC; 4 DOUBLE BEDROOMS, 'house' BATH/SHOWER ROOM & 2 EN SUITES. Adjoining GARAGE, off-street PARKING & an enclosed REAR GARDEN. Gas Central Heating & UPVC Double Glazing. ICW 10 Year Build Safe Structural Warranty - FREEHOLD.
CONVENIENCE, QUALITY, SCENERY & a NEW HOME LIFE-STYLE with LEISURE, SHOPPING, ENTERTAINMENT & SCHOOLING for all ages in the immediate area. Excellent access A1(M) & A66 at Scotch Corner, & mainline rail station at Darlington – LONDON Kings Cross about 2 hours 20 minutes. The area is ideal for WALKING, CYCLING etc & the SPECTACULAR DALES SCENERY speaks for itself. Historic Richmond market town is under 3 miles away.

PORCH 2.00m x 1.20m (6'6" x 3'11")

ENTRANCE HALL 6.08m x 1.86m overall (19'11" x 6'1" overall)

LIVING ROOM 4.63m x 3.51m plus bay (15'2" x 11'6" plus bay)

DINING ROOM 4.63m x 4.30m max (15'2" x 14'1" max)

KITCHEN/BREAKFAST ROOM 6.34m x 2.99m (20'9" x 9'9")
Fully fitted kitchen with upgraded AEG appliances.

UTILITY ROOM/BOOT ROOM 2.45m x 1.50m (8'0" x 4'11")

WASHROOM/WC 1.76m x 1.31m (5'9" x 4'3")

Adjoining GARAGE 6.00m x 2.66m (19'8" x 8'8")
(See below)

BEDROOM 1. 3.34m x 3.51m min (10'11" x 11'6" min)

EN SUITE (1) 2.50m x 1.08m (8'2" x 3'6")
With vanity unit

BEDROOM 2. 3.40m x 3.20m max (11'1" x 10'5" max)

BEDROOM 3. 3.56m x 3.20m (11'8" x 10'5")

EN SUITE (2) 2.70m x 1.22m (8'10" x 4'0")
With vanity unit

BEDROOM 4. 3.32m x 2.38m (10'10" x 7'9")

House BATH/SHOWER ROOM 2.60m x 2.34m max (8'6" x 7'8" max)
Extensively tiled and with shower over bath and added vanity unit.

OUTSIDE
Adjoining GARAGE (6.00m x 2.66m/19'8" x 8'8") with strip-light & power. Front Garden turfed open plan with tarmac driveway. Rear Gard concrete paved patio & perimeter paving. 1.83m/6ft close 1.22m/4ft close board fencing between rear gardens. Enc

NB
1. GREEN FEES covering the communal green areas of circa £120 per year will apply.
2. Council Tax Band: To be confirmed by Richmondshire District Council
3. The details outlined are an indication of the proposed specification. The developer reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better.
4. IMAGES ETC: Computer Generated Images (CGi's), Photographs & Artists Impressions are for illustrative Purposes only. Floor plans are for illustration only.





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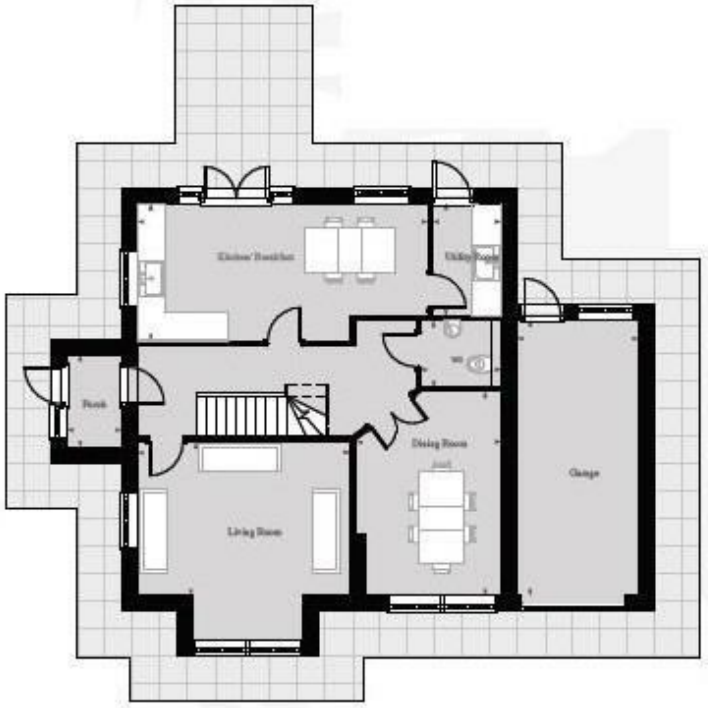
THE LITTENDALE





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (CO_2) 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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