

Keys Court, Eppleby, DL11 7AZ
3 Bed - House - Semi-Detached
£350,000

Council Tax Band: New Build
EPC Rating:
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS











Keys Court, Eppleby, DL11 7AZ

*** NO CHAIN SALE ***
*** UNDER FLOOR HEATING, AIR SOURCE PUMP HEATING ***
*** BEAUTIFUL VILLAGE LOCATION ***



Located within the charming village of Eppleby, Richmond, this stunning three bedroom semi-detached family home, newly built in 2026 within the Keys Court Development to a very high standard, using local tradesmen. Eppleby village is located in the Richmondshire district of North Yorkshire, built around two village greens, with great community atmosphere and many local amenities including the Cross Keys public house, an award winning village shop and tea room and much more.

The property briefly comprises of; entrance hall, with a living room with a 5 kw multi fuel stove, fitted kitchen / diner, downstairs wc. Off the kitchen is a good sized utility room with external access to the rear garden. The property benefits from having underfloor heating to the ground floor.

The first floor provides a landing, with three bedrooms, (Two Bedrooms have the opportunity to build built-in wardrobes by the new owner), and a stunning modern family bathroom.

Externally, the property has ample of off-street parking with a huge gravelled parking area to the front of the property with an EV car charger. In addition the property has side access to the rear garden. The rear garden has a patio area and lawn, with beautiful views.

*** Photos are for Illustration Purposes Only, property may slightly differ in person. Contact Smith & Friends Darlington for further information. ***



GROUND FLOOR

Entrance Hall
3'4" x 4'11" (1.03m x 1.52m)

Living Room
12'3" x 17'5" (3.75m x 5.33m)

Kitchen / Diner
8'9" x 15'5" (2.68m x 4.72m)

Utility Room
10'4" x 7'6" (3.16m x 2.29m)

Downstairs WC
4'7" x 4'10" (1.41m x 1.49m)

FIRST FLOOR

Landing
5'9" x 9'4" (1.77m x 2.85m)

Bedroom 1
12'2" x 11'0" (3.73m x 3.37m)

Bedroom 2
9'1" x 6'1" (2.78m x 1.87m)

Bedroom 3
8'11" x 13'3" (2.74m x 4.06m)

Family Bathroom
5'11" x 7'1" (1.81m x 2.17m)



Ground Floor



Floor 1

Approximate total area(1)

871 ft²

81 m²

Reduced headroom

5 ft²

0.5 m²

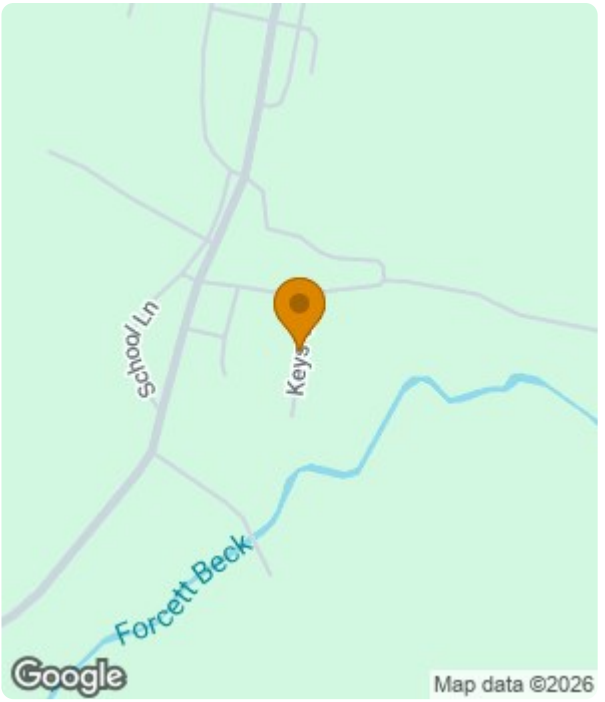
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

7 Duke Street, Darlington, Co. Durham, DL3 7RX
Tel: 01325 484440
darlington@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS ESTATE AGENTS