



A beautifully presented and refurbished four bedroomed detached bungalow adjoining open countryside to the rear together with gardens, double garage and driveway. The property benefits from Upvc double glazing and oil fired central heating. The accommodation includes a reception hall with storage cupboards, large living room/dining room with log burning stove and French doors, kitchen/garden room with lovely views over the adjoining countryside and French doors to the patio. The kitchen is fitted with a modern range of wall and base units with granite work top and integrated appliances including oven, hob, fridge, freezer and dishwasher. From the inner hall there is a master bedroom with luxury en suite shower room and dressing room, three further double bedrooms, family bathroom including shower cubicle and a useful utility room with door to the rear. Externally there is a gravel driveway providing off street parking and access to the detached double garage. Rear patio and garden area and large mature lawned garden with patio area. The popular village has a Primary school and public house and is within easy reach of Darlington, Northallerton, Richmond and Yarm.





- Four bedroomed detached bungalow with double garage
- Beautifully refurbished and well presented living accommodation
- Lovely outlook over adjoining countryside to the rear
- Kitchen with integrated appliances and granite work tops
- Master bedroom with walk in dressing room and luxury ensuite
- Living room/dining room with log burning stove
- Mature lawn garden with patio area to the front
- Detached double garage and gravelled driveway providing off street parking

GENERAL INFORMATION

Tenure: Freehold

Services: Oil central heating, mains electric, water and drainage.

Double glazing

Local Authority: Richmondshire Band E. Improvement indicator.

The driveway to the front is owned by Sunny Bank, Rossendale has the legal right of way over the driveway.

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



Floor Plan
Floor area 166.6 sq.m. (1,793 sq.ft.)

Garage
Floor area 32.2 sq.m. (346 sq.ft.)

Total floor area: 198.7 sq.m. (2,139 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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	
		77

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MAB 6202



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14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk