



Goldcrest Tunstall, Richmond, North Yorkshire, DL10 7QN
£625,000



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STUNNING & INDIVIDUALLY CREATED Home with Elevated Grazing Land Rear VIEWS. Superb 10.63m/34'10" KITCHEN/DINING & DAY ROOM with Juliet Balcony & walk-on Balcony. SITTING ROOM opening on to side BALCONY, Sizeable OFFICE, Open HALL & WASHROOM/WC; 4 Double BEDROOMS, 'House' BATH/SHOWER ROOM & EN-SUITE.

Fabulous Equipped KITCHEN, Air Source Heat Pump central heating with Underfloor Heating (Radiators to ground floor) & full UPVC Double-Glazing. Landscaped GARDENS with VIEWS & Parking for several vehicles (EV charging point) ... A FANTASTIC HOME & Very Highly Recommended.

The village has its own pub (The Bay Horse Inn) & is surrounded by undulating open countryside. There is excellent commuter access: A1(M) Motorway (about 3 miles), Scotch Corner & the Cross-Pennines A66 (just over 7 miles). Mainline rail stations at Northallerton & Darlington about 13 & 16 miles – LONDON, Kings Cross about 2 hours 20 minutes. Historic Richmond about 6 miles.

GROUND FLOOR

HALL 5.54m x 2.49m max (18'2" x 8'2" max)

Stairs to LOWER FLOOR & feature full-height oriel window to side.

WASHROOM/WC 2.0m x 1.24m (6'6" x 4'0")

Washbasin vanity unit & WC. Window to side.

OFFICE 3.15m x 2.80m (10'4" x 9'2")

Window to front.

SITTING ROOM 5.90m x (5.25m into bay) 4.42m (19'4" x (17'2" into bay) 14'6")

Wide bay window to front & patio doors opening on to the side Patio.

KITCHEN/DINING & DAY ROOM 10.63m x (7.07m max) 5.10m min (34'10" x (23'2" max) 16'8" min)

A fabulous living space with a Juliet Balcony & walk-on glazed BALCONY, plus side & rear windows to enjoy the view. The Kitchen has with has an extensive range of under-lit Bridgemere wall & floor units, island unit, breakfast bar, pull-out larder unit, & pull-out recycle waste unit. Consentino Quartz worktops with ceramic twin Belfast sinks & boiling tap. Integrated appliances include: Pyrolytic multifunction oven, combi microwave/compact oven & warming drawer, 5-zone 'Bridging' Induction hob with 'Connect & Cook' extractor, integrated larder fridge & dishwasher.

PLANT/UTILITY ROOM 2.04m x 1.85m (6'8" x 6'0")

Fitted cupboard & floor units with full-height fridge/freezer, worktop & plumbing for washing machine.

LOWER GROUND FLOOR

Built-in Cupboard also housing the hot-water cylinder.

BEDROOM 1. 3.78m x 3.12m (12'4" x 10'2")

Patio doors opening on to the rear patio.

EN-SUITE 2.08m x 1.70m (6'9" x 5'6")

Corner shower cubicle with riser & diverter bar shower, vanity unit washbasin & WC. Window to side.

BEDROOM 2. 3.29m x 3.12m (10'9" x 10'2")

Patio doors opening on to the rear patio.

BEDROOM 3. 3.68m max x 3.27m (12'0" max x 10'8")

Window to rear.

BEDROOM 4. 4.79m (into bay) x 3.00m max & 2.51m min (15'8" (into bay) x 9'10" max & 8'2" min)

Patio doors opening on to the side patio.

'House' BATH/SHOWER ROOM 2.91m x 2.58m (9'6" x 8'5")

Double-Ended Idealform Bath, shower area with riser & diverter bar shower, inset washbasin & inset rimless WC with cupboards.

OUTSIDE

4-Car PARKING area with EV charging point. Wide steps with outside lighting to hard-landscaped upper PATIO area extending to a 7.74m x 5.86m (25'4" x 19'2") side BALCONY with glazed balustrade; Steps to a lawned area with estate fencing & a lovely stone flagged PATIO with feature brick wall & lighting, power & cold-water tap. The gardens overlook Tunstall Beck & grazing land beyond.

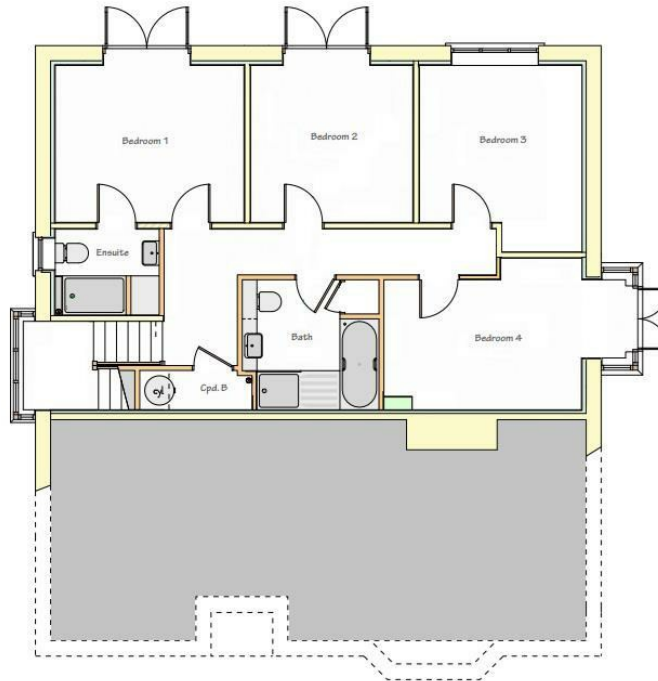
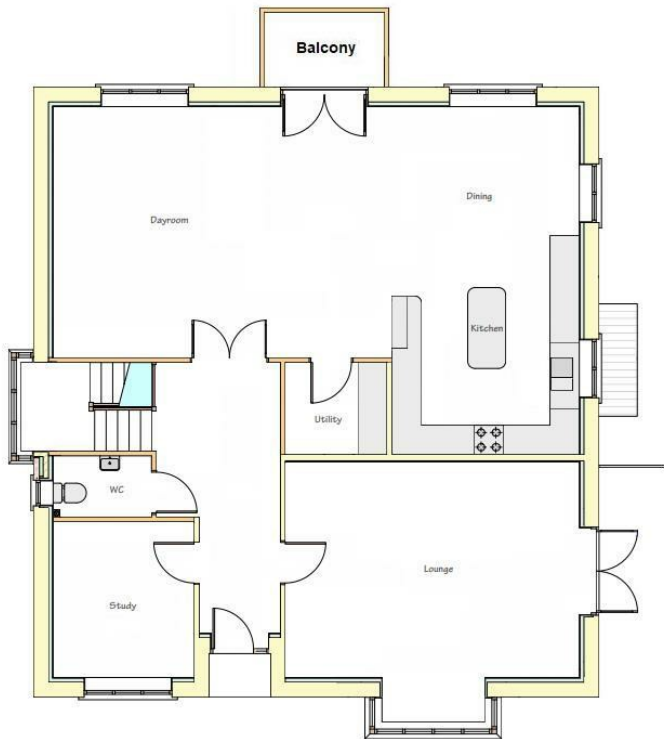
NOTES

NOTES

- (1) Leasehold: 999 Years from 1980 (954 Years remaining), Rent £1.
- (2) Council Tax Band: TBA
- (3) EPC: 69-C
- (4) STARLINK Satellite Internet – first 3 months free
- (5) Heating: Air Source Heat Pump with Underfloor Heating & Radiators (Ground floor).
- (6) Mains Electricity, Water & Drainage.



£625,000



Energy Efficiency Rating

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

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Environmental Impact (CO₂) Rating

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

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