



The Orchard Bedale Road, Scotton, Richmond, DL9 3NA  
Offers over £495,000



# The Orchard Bedale Road, Scotton, Richmond, DL9 3NA

STUNNING & BEAUTIFULLY PRESENTED 4 Double Bedroom Detached Home, tucked away with Double Garage/WORKSHOP, Multi-Vehicle Parking & Lovely Enclosed Gardens. For Sale with NO ONWARD CHAIN. Showstopping 6.33m x 6.15m max (20'9" x 20'2") equipped Kitchen, Dining & Day Room, Sitting Room with multi fuel Stove, Utility Room, Washroom/WC & large Entrance Hall; 4 Double Bedrooms & 3 Bath/Shower Rooms (2 En Suite). EFFICIENT 'B' Energy Rating, Gas Central Heating (Ground floor Under-floor Heating) & Double-Glazed. Nest Heating control with under-floor heating (Ground floor), Karndean flooring & Oak plantation shutters. Tucked away accessible location: The A1(M) is about 5 miles, Scotch Corner & A66 Trans-Pennine Route 9 miles, & Darlington Mainline Station 18 miles; super store & shopping under 2 miles.

## ENTRANCE HALL 3.82m x 1.83m overall ( 12'6" x 6'0" overall)

Built-in coats cupboard, Karndean flooring, under-floor heating & staircase to the first floor.

## SITTING ROOM 6.15m x 3.56m (20'2" x 11'8")

Karndean flooring, under-floor heating & down-lighting. Double-glazed window to front & double-glazed French doors to rear.

## KITCHEN, DINING & DAY ROOM 6.33m x 6.15m max (20'9" x 20'2" max)

Beautifully finished & equipped with stylish soft-close & under-lit wall & floor units including pull-out unit & pull-out waste bin. Quartz Worktops & large 2.90m x 1.22m (9'6" x 4'0") island & breakfasting unit with inset Belfast sink. Integrated induction hob with extractor, electric oven/grill, microwave, fridge/freezer & Bosch dishwasher. Karndean flooring, under-floor heating & down-lighting. 2 double-glazed window to front, double-glazed window & French doors to rear. Door to:

## UTILITY ROOM 2.40m x 1.79m (7'10" x 5'10")

Soft-close wall, floor & cupboard units with worktop & inset sink, plumbing for washing machine & space for dryer. Karndean flooring, under-floor heating, down-lighting & Worcester gas boiler. Part-glazed door to outside & door to:

## WASHROOM/WC

Stylish finish with recessed inset sink with cupboard under & inset WC. Karndean flooring.

## FIRST FLOOR LANDING

An open area with built-in store cupboard, also housing the hot-water cylinder. Hatch access to loft with ladder, boarding & light point.

## Double BEDROOM 1. 4.02m x 2.80m (13'2" x 9'2")

Including fitted wardrobes. Karndean flooring, double-glazed window to front & door to:

## EN SUITE (1) 2.80m x 1.40m (9'2" x 4'7")

Full-width level shower area, floating washbasin & inset WC. Attractive tiling, down-lighting, towel radiator & double-glazed window to rear.

## Double BEDROOM 2. 3.55m x 2.72m min (11'7" x 8'11" min)

Plus built-in wardrobes, Karndean flooring & double-glazed window to front. Door to:

## EN SUITE (2) 1.59m x 1.56m (5'2" x 5'1")

Corner shower cubicle, washbasin with cupboard under & WC. Marble tiling, down-lighting & towel radiator.

## Double BEDROOM 3. 3.47m x 2.91m min (11'4" x 9'6" min)

Plus built-in wardrobes, Karndean flooring & double-glazed window to front.

## Double BEDROOM 4. 3.56m max (2.55m) x 2.72m min (11'8" max (8'4") x 8'11" min)

Plus built-in wardrobes, Karndean flooring & double-glazed window to rear.

## 'House' BATH/SHOWER ROOM 2.42m min x 2.02m (7'11" min x 6'7")

Free-standing bath, level shower area, washbasin with cupboard under & WC. Marble tiling, down-lighting & towel radiator. Double-glazed window to rear.

## OUTSIDE FRONT (Enclosed)

Stone boundary wall with 5-bar gate to an extensive gravelled, multi-vehicle parking area. 5-bar gate to:

## OUTSIDE REAR

## Detached DOUBLE GARAGE/WORKSHOP 6.06m max x 5.93m (19'10" max x 19'5")

Fitted units & multi-fuel stove. Electric vehicle charging point, strip-lighting & power. 2 up & over doors, side door & double-glazed window.

## Enclosed GARDENS

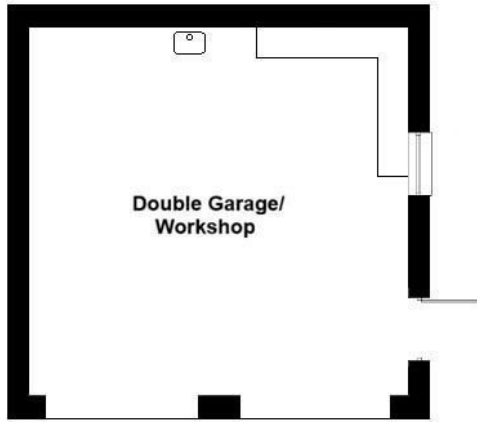
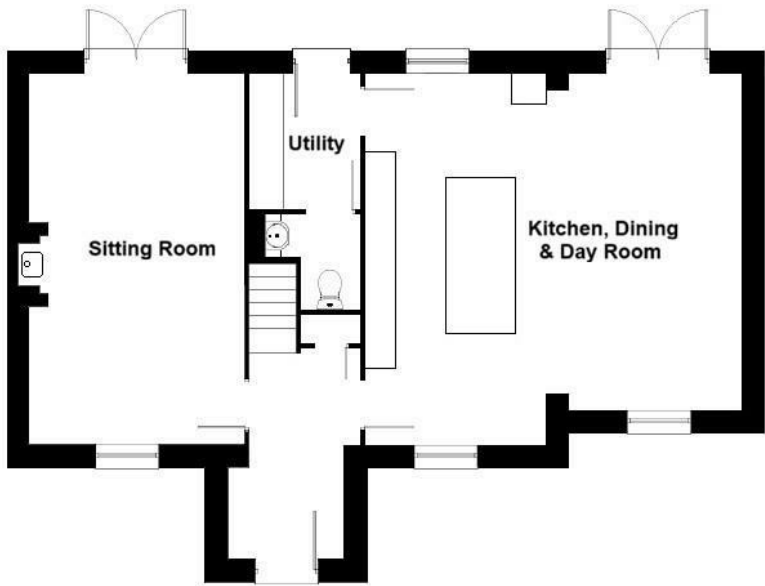
Sweeping lawned garden with extensive stone flagged patio, outside lighting, power & cold-water tap. Further gravelled parking area, & side bin & storage area.

## NOTES

- (1) Freehold
- (2) Council Tax Band: E
- (3) EPC: 85-B
- (4) Mains Electricity, Water, Gas & Drainage.



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FIRST FLOOR

NOT to SCALE

| Energy Efficiency Rating  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs                     |                         | 100+      |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  | 85                      |           |
| (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                     |                         |           |
| <b>England &amp; Wales</b>                                      | 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>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

