

# 20 Village Farm, Middleton Tyas



## 20 Village Farm, Middleton Tyas

**Guide Price: £499,950**

Forming part of this exclusive development, centrally positioned in the highly regarded village of Middleton Tyas, this most impressive semi detached house provides generous and immaculately presented living spaces that are complimented with a private South facing garden. To the ground floor there is a large living room, a dining room, a fantastic dining kitchen, a utility room and a cloakroom, with the first floor having three bedrooms, the master being ensuite, and the house bathroom. Externally there is a double garage, generous driveway parking and the well tended South facing garden. Being offered to the market CHAIN FREE, an early inspection is strongly advised!



### **Entrance Lobby:**

Accessed through a upvc door, the lobby features a tiled floor, exposed stone detailing and a upvc double glazed window.

### **Hallway:**

The welcoming hallway has a radiator, under stairs storage and a part glazed upvc door opening out to the garden.

### **Cloakroom:**

Fitted with a WC, a wash hand basin and a heated towel rail.

### **Living Room:**

A large, bright room having a dual aspect and two velux roof windows that flood the room with natural light. There are two upvc double glazed windows to the front and side of the property, two radiators, a TV point and a most impressive fireplace with a large timber lintel and fitted units to either side.

### **Dining Room/Snug:**

A generous additional reception room which is currently used as a dining room and a snug, creating a relaxed seating area with a pleasant aspect overlooking the garden. There are two radiators, a TV point and a pair of upvc double glazed doors opening out to the South facing patio area.

### **Dining Kitchen:**

The large kitchen is fitted with a range of quality wall and base units with soft close fittings and granite countertops. Integrated into the units are an Aga, a Bosch eye level oven and microwave, a Bosch electric hob, a fridge, a freezer and a dishwasher. There is a Belfast sink, a central island with useful storage and a granite countertop, space for a dining table, fitted seating and upvc double glazed windows to the front and side of the property.

### **Utility Room:**

With wall and base units that are complimented with granite worksurfaces, a Belfast sink, plumbing for a washing machine, a radiator, a window and useful full height storage cupboards. A door gives access to the garage.

### **Double Garage:**

With two sets of timber doors, one set being electric, storage units, two windows and having power and light connected.

### **First Floor Landing:**

With a radiator and two upvc double glazed windows.



### **Bedroom 1:**

A double bedroom with a TV point, a radiator, fitted wardrobes, a dressing table and a upvc double glazed window overlooking the garden.

The **Ensuite** is fitted with a corner shower enclosure with a dual headed shower, a WC and a wash hand basin. There is a heated towel rail and a upvc double glazed window.

### **Bedroom 2:**

A double bedroom with fitted wardrobes, a radiator and upvc double glazed windows to the rear and side of the property.

### **Bedroom 3:**

Currently used as a dressing room and having a generous range of fitted wardrobes, a dressing table, a radiator and a upvc double glazed window.

### **Bathroom:**

Fitted with a white suite that comprises a bath with a shower over, a WC and a wash hand basin. There is a radiator, an airing cupboard, loft access and a upvc double glazed window.





**External:**

The property sits back behind a large block paved driveway providing off street parking for a number of cars.

A side gate gives access to the South facing rear garden which enjoys the sun throughout the day.

There is a lawn with mature, well stocked borders and a large paved seating area.

**Additional Information:**

The postcode is DL10 6SQ and the Council Tax Band is F.

The Worcester gas fired boiler is located in the garage.



20 Village Farm, Middleton Tyas, DL10 6SQ



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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