



**CARVER**  
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The Hornby, Heyrose Court  
Lovesome Hill, Northallerton, DL6 2PS

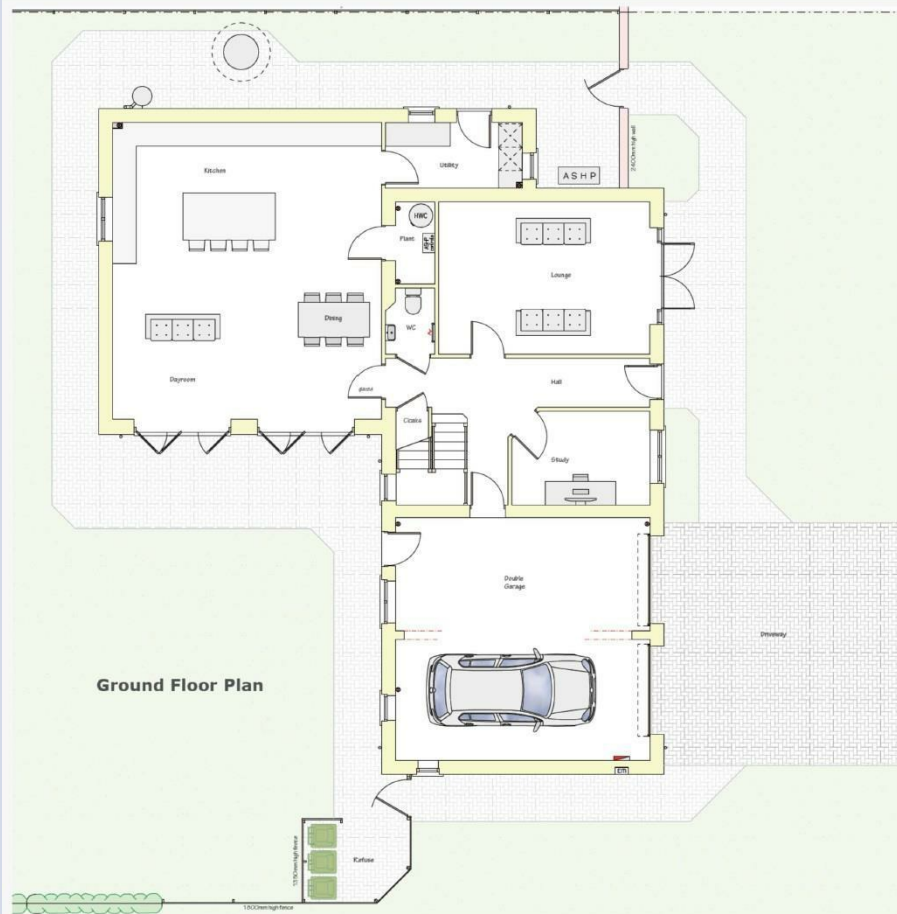
**Offers in the region of £595,000**

House - Detached  
3 Bedroom/s  
3 Bathroom/s

The Hornby is an outstanding new build family home which will be constructed to a high specification blending environmentally friendly, sustainable living from solar panels and air source heat pump and providing luxurious and modern open plan living accommodation. The spacious accommodation includes a reception hall, study, spacious lounge, stunning open plan kitchen/dining /day room with bi folding doors opening to a patio and rear garden. The luxurious kitchen with island will be fitted with quartz work tops and integrated appliances to include double oven, large induction hob with extractor canopy, tall fridge, freezer, dishwasher and wine cooler. There is also a useful utility room, plant room and separate cloakroom / wc. The master bedroom has a Juliette balcony, walk in wardrobe and en suite shower room. The guest bedroom also has a walk in wardrobe and en suite shower room. The remaining bedroom is also a double room and there is a family bathroom/shower room and separate laundry room. Externally a shared courtyard leads to a block paved double drive providing off street parking and double garage with electric insulated doors. Front garden and rear garden and patio.



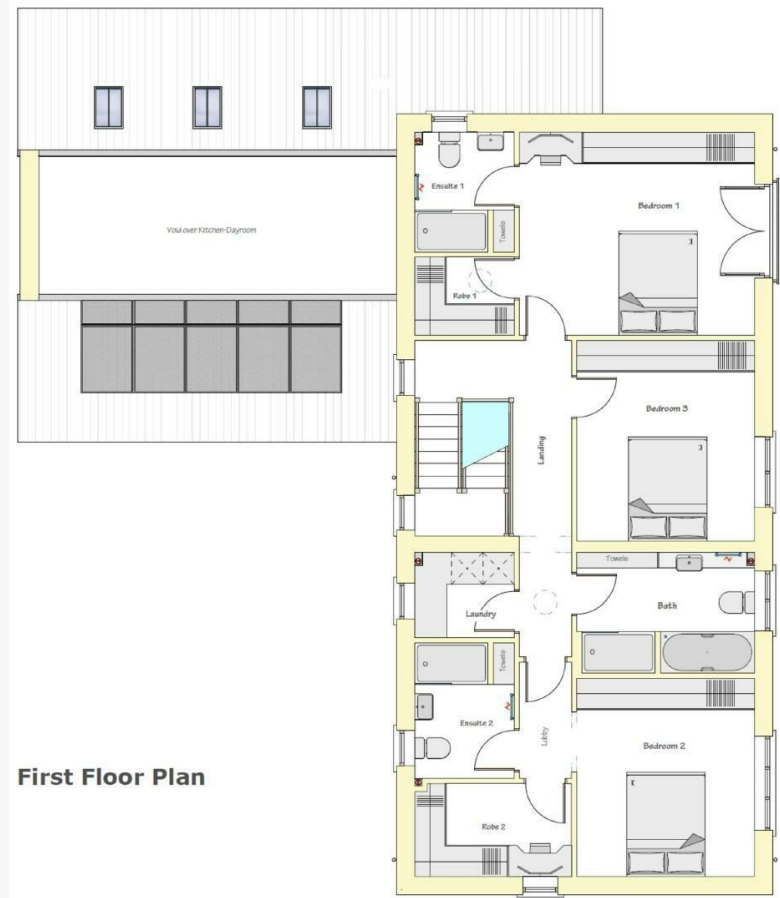
## GROUND FLOOR AND EXTERNAL LAYOUT



Plans are for guidance only. Do not scale from drawings. Dimensions might change.

- Brand new three double bed roomed detached family home in a lovely rural setting
- Kitchen with Quartz work tops and integrated appliances
- Master bedroom with ensuite shower room and walk in wardrobes with fitted wardrobes and dressing table
- Front and rear gardens
- Option to personalize part of your build
- Modern open plan living accommodation built to a high specification
- Under floor heating to the ground floor, Upvc double glazing and Aluminum bi folding doors
- Guest bedroom with walk in wardrobe and ensuite shower room/wc
- Double driveway, double garage and EV charge point

## FIRST FLOOR LAYOUT



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## GENERAL INFORMATION

Tenure: Freehold

Services: Air source central heating, PV solar panels, mechanical ventilation throughout, mains electric, water and drainage to treatment tank.

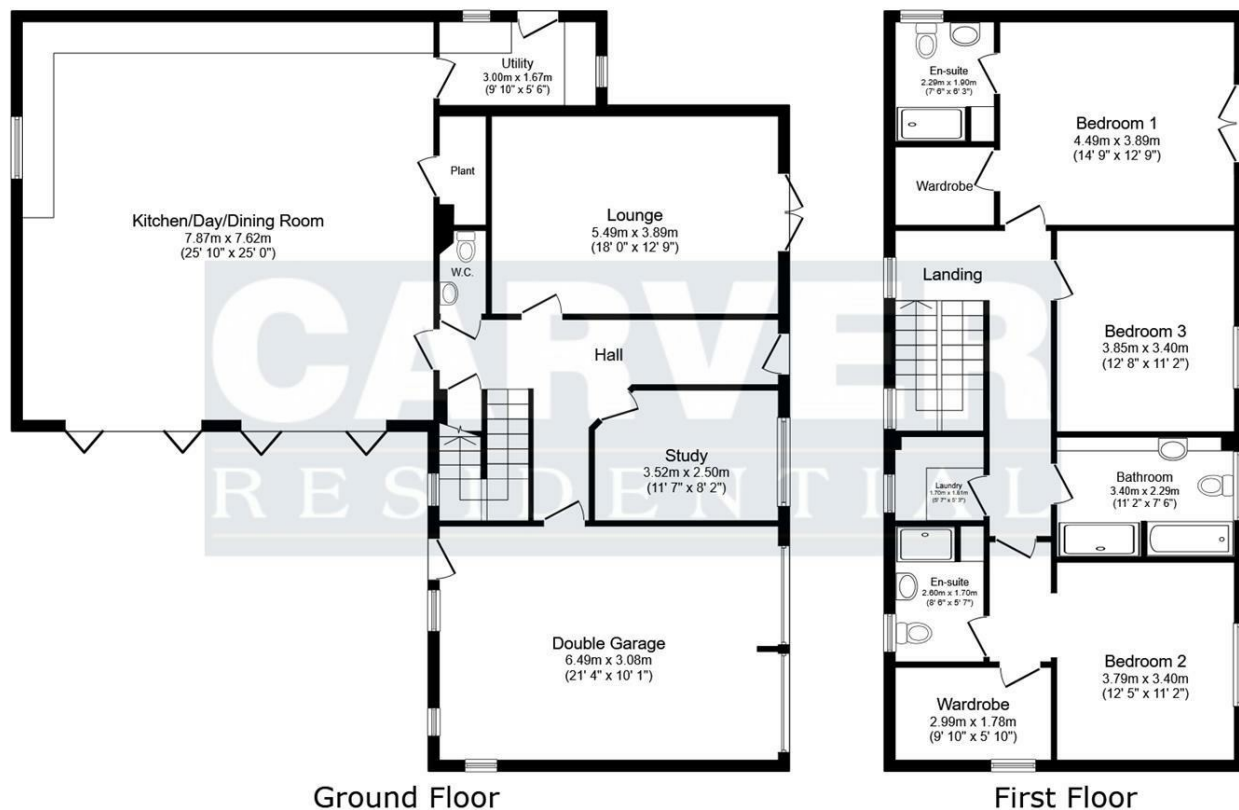
Local Authority: North Yorkshire Band TBC

Architect certificate

All photos/drawings are for illustrative purposes only.

## Buyers Identification Check(s)

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.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 92                      |
| (81-91) <b>B</b>                            | 84      |                         |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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](http://www.Propertybox.io)

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MAB 6202



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

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

**219 High Street, Northallerton**  
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**01609 777710**  
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