



CARVERS
SALES & LETTINGS

The Bungalow, St. Marys Close
East Cowton, Northallerton, DL7 0EQ
Offers in the region of £495,000

Bungalow - Detached



An outstanding three/four bedroomed detached bungalow which has been extended and reconfigured to a high specification providing versatile and spacious open plan living accommodation enjoying stunning far reaching views over countryside to the rear. The accommodation includes a spacious reception hall, fabulous open plan kitchen/dining/living room with the kitchen area having an excellent range of units with corian work tops and breakfast bar. The living area has lovely views and opens to the rear garden and patio. There is also a large utility room with door to the rear and to the garage. From the inner hall there is a living room/bedroom, master bedroom with fitted wardrobes and ensuite shower room/wc, guest bedroom with en suite shower room/wc, bedroom three and family bathroom with walk-in double shower and bath. Externally there is gated access opening to a large graveled drive way providing off street parking and access to the double garage with remote door. There is a vegetable plot area, patio and lawn gardens and raised patio over looking adjoining countryside. The village is within easy reach of A167, Northallerton, Darlington, Yarm and Richmond. Facilities in the village include a Primary School, All Saints Church, Public House and Village Shop.



- Outstanding three/four bedroomed detached bungalow
- Modern open plan kitchen/dining/living room
- Master bedroom and guest bedroom with en suite shower room/wc
- Graveled driveway proving off street parking and access to the double garage
- No onward chain
- Extended and reconfigured to a high specification
- Luxury family bathroom and two en suite shower rooms/wc
- Oil fired central heating and double glazing
- Rear garden enjoying a south/south east facing aspect and adjoining countryside

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing.

Local Authority: North Yorkshire Band E

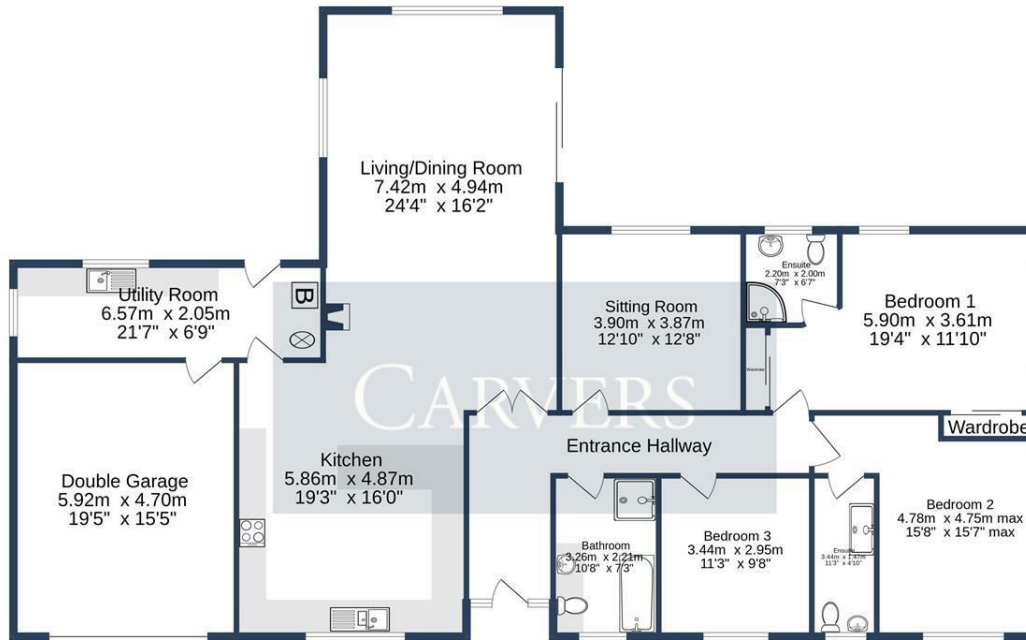
Buyers Identification Check(s)

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.

Property Size Information

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and / or garage)





GROUND FLOOR

ST MARY'S CLOSE, EAST COWTON. DL7 0EQ.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | 71 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

Property size taken from EPC
1743.00 sq ft

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 There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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