



country properties
village properties
town homes
barn conversions
building plots

Dalton Fields

Newsham, Richmond, DL11 7RF

Offers in the region of £365,000

NICK & GORDON
CARVER
RESIDENTIAL

A UNIQUE BARN CONVERSION IN A PEACEFUL RURAL SETTING WITH EASY ACCESS TO THE A66 AND A1(M)***HIGH QUALITY FIXTURES AND FITTINGS***WELL DESIGNED OPEN PLAN ACCOMMODATION***SOUTH FACING GARDENS AND DOUBLE GARAGE***This unique Barn conversion, is situated in a select development of barn conversions between the villages of Dalton and Newsham and giving easy access to the A66 and A1(M). Viewing will reveal a superb open plan room with oak flooring, low level lighting and lots of natural light from the arched windows with newly fitted bespoke curtain runners and pretty views overlooking the garden. The stylish raised kitchen has a combination of beech and granite work surfaces, a breakfast bar, fully integrated appliances and an abundance of cupboard space. There is a spacious dining area with freestanding breakfast bar, providing a great entertaining area. There is a useful cupboard providing storage space. The living area has views over the garden via the stone archways. There is also a ground floor WC/utility with boiler. The property boasts an American ash spiral staircase leading to the first floor where there are two double bedrooms both with modern en-suites. The garden is laid to lawn with mature borders, seating area with pergola and gated access to a gravelled parking area and double garage. Immediate viewing recommended.





- Beautifully presented barn conversion
- Open plan living
- Sought after location with easy access to A1(M)
- Double garage and parking
- Updated by the current owners
- Early viewing advised

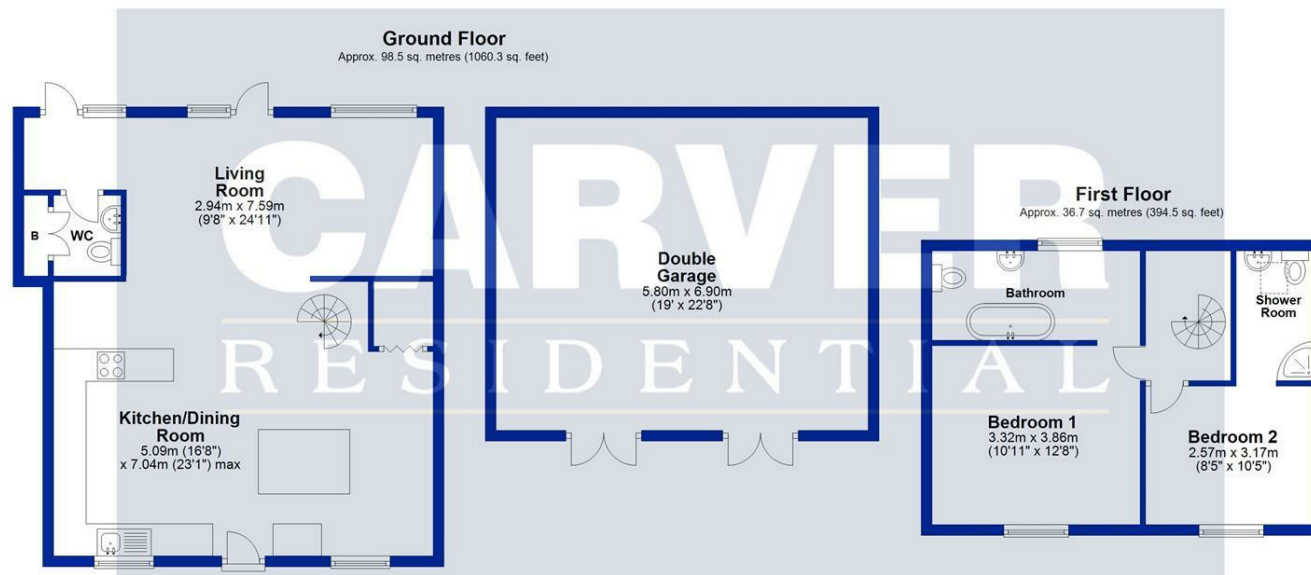
GENERAL INFORMATION

Tenure: Freehold.

Service charge: C£70pcm payable to Dalton Fields Residents Association for the upkeep of the drive, gravelled areas, grass verges, courtyard and shared septic tank. More details available from the vendors solicitors.

Services: Oil central heating. Shared septic tanks

Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		65
England & Wales		EU Directive 2002/91/EC

Total area: approx. 135.2 sq. metres (1454.8 sq. feet)

For identification purposes only. Not to scale.
Plan produced using PlanUp.

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will 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

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property

naea
propertymark
PROTECTED

14 Duke Street, Darlington
County Durham, DL3 7AA
Tel: 01325 357807
sales@carvergroup.co.uk

26 Market Place, Richmond
North Yorkshire, DL10 4QG
Tel: 01748 825317
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
County Durham, DL5 4DJ
Tel: 01325 320676
aycliffe@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire, DL7 8LW
Tel: 01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk