



JASMINE HOUSE, CHURCH WYND,  
BURNESTON, BEDALE  
O.I.R.O £595,000



Northallerton  
Estate Agency



# Church Wynd

Bedale, DL8 2JE

**4 BEDROOM FAMILY HOME WITH CIRCA 1.2 ACRE PADDOCK AND GARDENS. JASMINE HOUSE IS IN THE POPULAR VILLAGE OF BURNESTON, CLOSE TO A1 AND BEDALE WITH HIGH SCHOOL AND SOUGHT AFTER BURNESTON PRIMARY SCHOOL. THIS IS A MUST SEE PROPERTY DECORATED TO A HIGH STANDARD AND READY TO MOVE INTO.**

- 1.2 ACRE PADDOCK
- DETACHED GARAGE
- OIL FIRED CENTRAL HEATING
- OFF STREET PARKING
- OFFICE / SNUG
- OWNED SOLAR PANELS
- EPC RATING B
- EN-SUITE TO MASTER



#### **ENTRANCE HALL**

TRADITIONAL TILED FLOOR, CEILING LIGHT POINT, STAIRS TO FIRST FLOOR, RADIATOR

#### **WC**

FULLY TILED, DUO FLUSH WC, CEILING LIGHT POINT.

#### **OFFICE / SNUG**

CEILING LIGHT POINT, RADIATOR AND CLOAKS HANGING SPACE

#### **SITTING ROOM**

RECESSED FEATURE FIREPLACE WITH STONE MANTLE HOUSING A WOOD BURNER, CEILING LIGHT SPOTS, 2 X DOUBLE RADIATORS, TV POINT AND DOORS OUT TO THE REAR GARDEN.

#### **DINING ROOM**

SOLID WOOD FLOORING, CAST IRON FIRE AND OPEN GRATE, CEILING LIGHT SPOTS WITH A SPACE TO HAVE A OFFICE AREA IDEAL FOR HYBRID WORKERS AND A PANTRY CONTAINING LIGHTS AND LOTS OF SHELVING.

#### **KITCHEN**

MODERN RANGE OF BASE AND WALL UNITS WITH WOOD WORK SURFACE, 4 RING ZANUSSI HOB AND OVEN WITH INTERGRATED MICROWAVE, ONE AND HALF SINK AND DRAINER WITH MIXER TAP, SPLASH BACK, CEILING LIGHT SPOTS AND SPACE FOR LARDER FRIDGE.

#### **UTILITY ROOM**

WOODERN WORK SURFACE WITH SPACE FOR WASHING MACHINE, CEILING LIGHT POINT, FLOOR MOUNTED WORCESTER BOSCH OIL BOILER, RECESS SHELF AREA AND WINDOW.

#### **UPPER LANDING**

VERY LARGE OPEN LANDING GIVING SPACE FOR READING AREA / OFFICE SPACE / LIBRARY, CEILING LIGHT POINT X 2, DOUBLE RADIATOR AND CUPBOARD SPACE.

#### **MASTER BEDROOM**

RADIATOR, CEILING LIGHT SPOTS, SLIDING DOORS OUT ONTO BALCONY AREA WITH FANTASTIC VIEWS OVER THE GARDENS AND LAND.

#### **MASTER EN-SUITE**

FULLY TILED CUBICLE WITH SHOWER, WHITE CURVED EDGE BATH, WASH BASIN AND WC, CEILING LIGHT SPOTS, SHAVER SOCKET, MIRROR FRONTED CABINET, TOWEL RAIL AND EXTRACTOR FAN.

#### **INNER HALL**

ACCESS TO BEDROOM 2, FAMILY BATHROOM, BEDROOM 4 AND BEDROOM 3, AIRING CUPBOARD SPACE.

#### **BEDROOM 2**

CEILING LIGHT POINT AND RADIATOR

#### **BEDROOM 3**

CEILING LIGHT SPOTS, RADIATOR AND 2 X WARDROBES

#### **BEDROOM 4**

BUILT IN BASE WITH DRAWERS, WARDROBE, CEILING LIGHT POINT AND SLIMLINE RADIATOR

#### **FAMILY BATHROOM**

WOODERN FLOORING, BATH, TRITON JADE 3 SHOWER, WC AND WASH BASIN. SHAVER SOCKET, CEILING LIGHT POINT AND EXTRACTOR FAN.

#### **DETACHED GARAGE**

ROLLER DOOR, MAINS POWER AND UPVC WINDOW WITH WOOD SIDE DOOR.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS, WATER, ELECTRIC & DRAINAGE

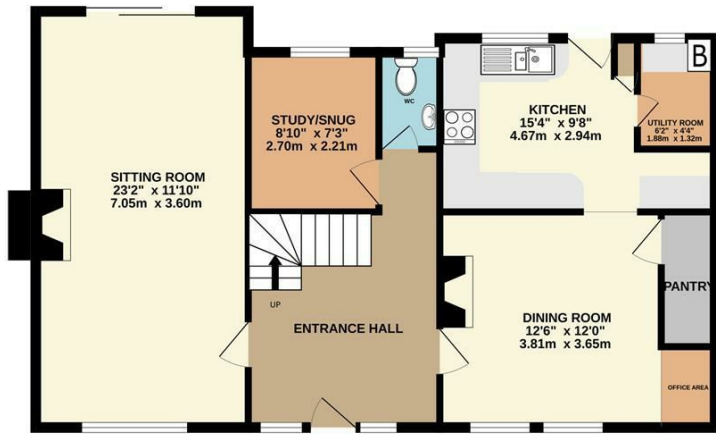
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EPC - B

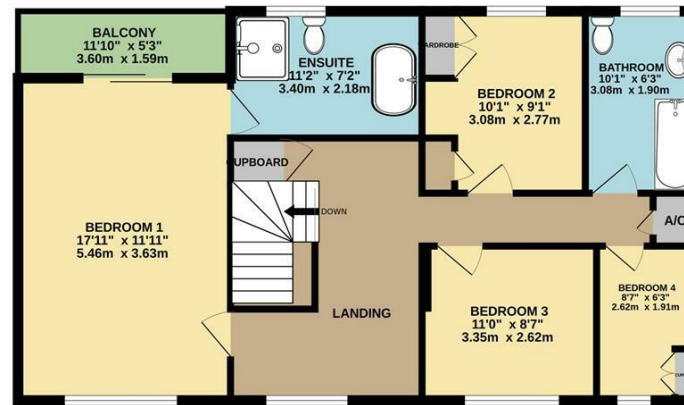


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
813 sq.ft. (75.6 sq.m.) approx.



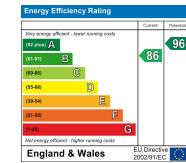
1ST FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1585 sq.ft. (147.3 sq.m.) approx.

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