



# THE HAVEN, 1 HENGE CLOSE NOSTERFIELD, BEDALE, DL8 2RU.

- \* Stunning Contemporary Home
- \* Great Layout
- \* Excellent Finish
- \* Convenient, Village Location
- \* Four Bedrooms
- \* 3 Bathrooms
- \* Garage & Car Port
- \* Built in 2020

£500,000





# The Haven,

1 Henge Close, Nosterfield, Bedale, DL8 2RU.

## Description



This stunning stone built detached home was built in 2020 by the renowned Yorvik homes and offers a stylish, contemporary finish and a fantastic layout that is perfect for modern lifestyles. This development is neatly tucked away on the fringes of the attractive and conveniently located village of Nosterfield which is close to the market towns of Masham and Bedale along with the cathedral city of Ripon. The village is also within easy reach of junction 50 of the A1(M) for the commuter.

A central hallway has a downstairs WC off and leads through to the bright sitting room and open plan dining kitchen. The sitting room is the full length of the of the house with bi fold doors linking the rear garden to the house and a full height window to the front.

The well appointed kitchen includes a range of integrated Neff appliances, including fridge freezer, dishwasher, induction hob, oven and combination microwave. A peninsula separates the kitchen from the dining/family area offering a superb sociable space for casual open plan living.



To the rear of the house is a further hallway which opens to the double car port, garden and a useful storage cupboard. A further door leads through to a utility room which has a worktop with sink and space for a washing machine and tumble dryer. The utility room leads through to a study tucked away from the rest of the house providing a quiet work space that looks over the garden.

The first floor has a bright and spacious landing which opens to all four bedrooms, the house bathroom and an airing cupboard. The main bedroom is an excellent size with dual aspect windows and a large ensuite shower room which comprises of a walk in shower with glazed screen and fixed and hand held shower heads, a low level WC and a wall mounted washbasin.

Bedroom two is to the rear of the property and is perfect for a guest bedroom and has its own ensuite shower room. Bedroom three is an excellent double to the front of the property and overlooks fields and also has access to the loft via the loft hatch. Bedroom four is a smaller double bedroom or an excellent single and is again to the front of the property with attractive views over fields.

The house bathroom comprises of a panelled bath with a shower over, a low level WC and a wall mounted washbasin.

Outside to the front is a block paved driveway leading to an attached garage which has light and power points, an electric roller door and a door to the rear into the garden. Also to the front there are planted borders and a lawned area.

The rear garden is all enclosed by a fenced boundary and has gated access to the side of the car port. The private garden itself is mainly lawned with a patio off the sitting room. The double car port has covered access into the rear hallway of the house and provides further parking for the property.

Agent notes:

1. The heating system is via an air source heat pump.
2. The property has serviced burglar alarm.
3. There is a management company that oversees the maintenance of the communal access road. Current annual fee is £259 (as of 23.6.21)
4. The property has the benefit of a 10 year LABC building warranty
5. The current broadband supply is soon to be upgraded by Openreach to fibre.
6. There is Planning Permission for a development of 5 homes across the road to the North.

### **Location**

Henge Close, Nosterfield enjoys all the benefits of peaceful rural living with amenities and facilities close by to suit a range of lifestyles.

Nosterfield is conveniently located for Masham, Bedale and Ripon as well as Junction 50 of the A1(M). Just a few minutes walk, in the centre of the village is the award winning local pub, The Freemasons Arms and there is also a 150 acre nature reserve close by too. Masham, Ripon and Bedale all have golf clubs and other sporting facilities with Bedale and Ripon also having sports centres with swimming pools and gyms. The Yorkshire Dales and North Yorks Moors are also easily accessible.

For stocking up on day to day essentials, Masham and Bedale are just a few miles away and offer a great range of local independent shops and for the bigger weekly shops, Ripon is just 7 miles away for the larger supermarkets.

For the commuter, as well as the easy access to the A1(M), Northallerton is just 16 miles away and has a train station with regular departures to York, Leeds and to London Kings Cross on the LNER mainline.

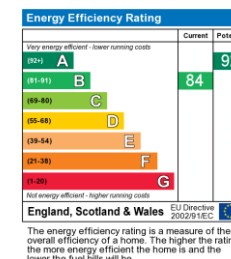
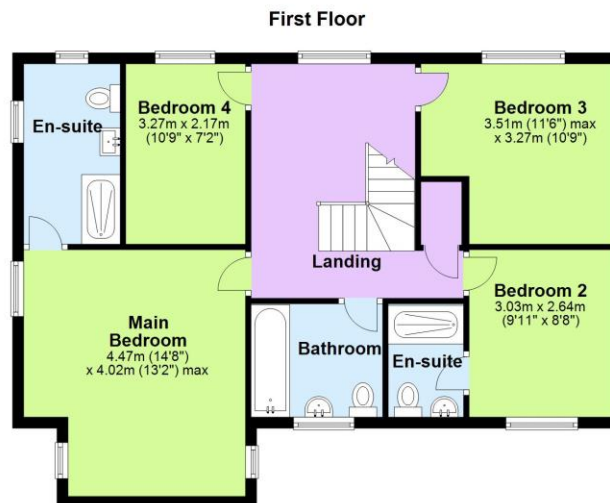
### **GENERAL INFORMATION**

Viewing - by appointment with Norman F. Brown.  
Tel: (01677) 422282.

Local Authority - Hambleton District Council  
Tel: (01609) 779977

Council Tax Band - F





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