



9 BURRILL ROAD, BEDALE, DL8 1ET

An individual and spacious Detached Bungalow located in a sought after, quiet location with a superb layout to suit modern lifestyles and perfect for entertaining or for hosting guests. The property benefits from an integral garage, off street parking with car port and a pleasant outlook towards the Bedale Golf Course across Burrill Road plus a lovely, well kept private rear garden.

£395,000

NORMAN F.BROWN
Est. 1967

9 Burrill Road

Bedale, DL8 1ET

£395,000



Entry into this superb home is via a bright and airy conservatory hallway which a useful personal door into the garage, leads through to a main inner hallway. The inner hallway opens into the sitting room, both bedrooms, a bathroom and the dining kitchen and has a fitted cupboard for storage and there is access to the boarded loft with a drop down loft ladder.

The sitting room is a spacious room with a study area off to one side having a range of fitted shelving. The sitting room has an open fire place with a stone hearth and stone tiled inset with a wooden surround and an attractive and clever wood store built into an alcove to the side. An opening with an oak effect sliding door leads to an orangery to the rear of the property looking over the gardens and with two set of French doors out to the paved patio linking the gardens with the bungalow.

The dining kitchen has a matching range of wall and base units with a granite effect work top over having a matching upstand. There is a one and a half bowl stainless steel, drainer sink in front of the double glazed window looking out the private rear gardens.

The kitchen also has a four ring induction hob with an electric oven a grill, space for a tall fridge freezer and an integral dishwasher. An arch from the kitchen leads through to a utility room which has a further range of wall and base units with a worktop over, a single drainer sink and integrated washing machine. There are also double glazed windows to the front and rear, a door out to the garden and a door through to a shower room. The shower room has a step in shower with, electric shower, glazed screen with a sliding door and there is also a wash basin and w.c set into individual vanity units.

Both bedrooms are excellent doubles with bedroom one to the front next to the main bathroom and with a double glazed window to the front. bedroom two also has a double glazed window into the conservatory hallway to the front and is perfect as a guest bedroom. The main bathroom comprises of a paneled bath with a shower over, a wash basin and push flush w.c set into a vanity unit with a chrome ladder style heated towel rail, tiled walls and an extractor fan.

Outside

Wrought Iron gates with a front wall boundary open to a block paved driveway which leads to the integral garage and across the front of the property to a car port to the side. There is a terracotta chipped bed with mature inset shrubs and trees with a circular ornamental patio. There is external lighting across the front of the property and gates to both sides to the rear garden.

The garage itself has an electric roller door, light and power points, a personal door to the side path and another into the conservatory hallway and a double glazed window to the side.

The private and enclosed rear garden is a tranquil setting with a paved patio across the back of the property looking out over an ornamental pond with a waterfall feature and the lawned garden with a range of mature shrubs and trees in the borders. There is also a garden shed in front of a second paved seating area and there is external lighting and power points too and all enclosed via a fenced boundary.

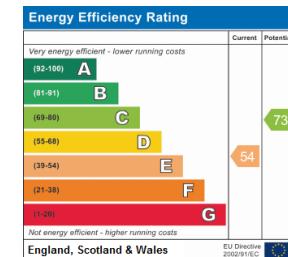
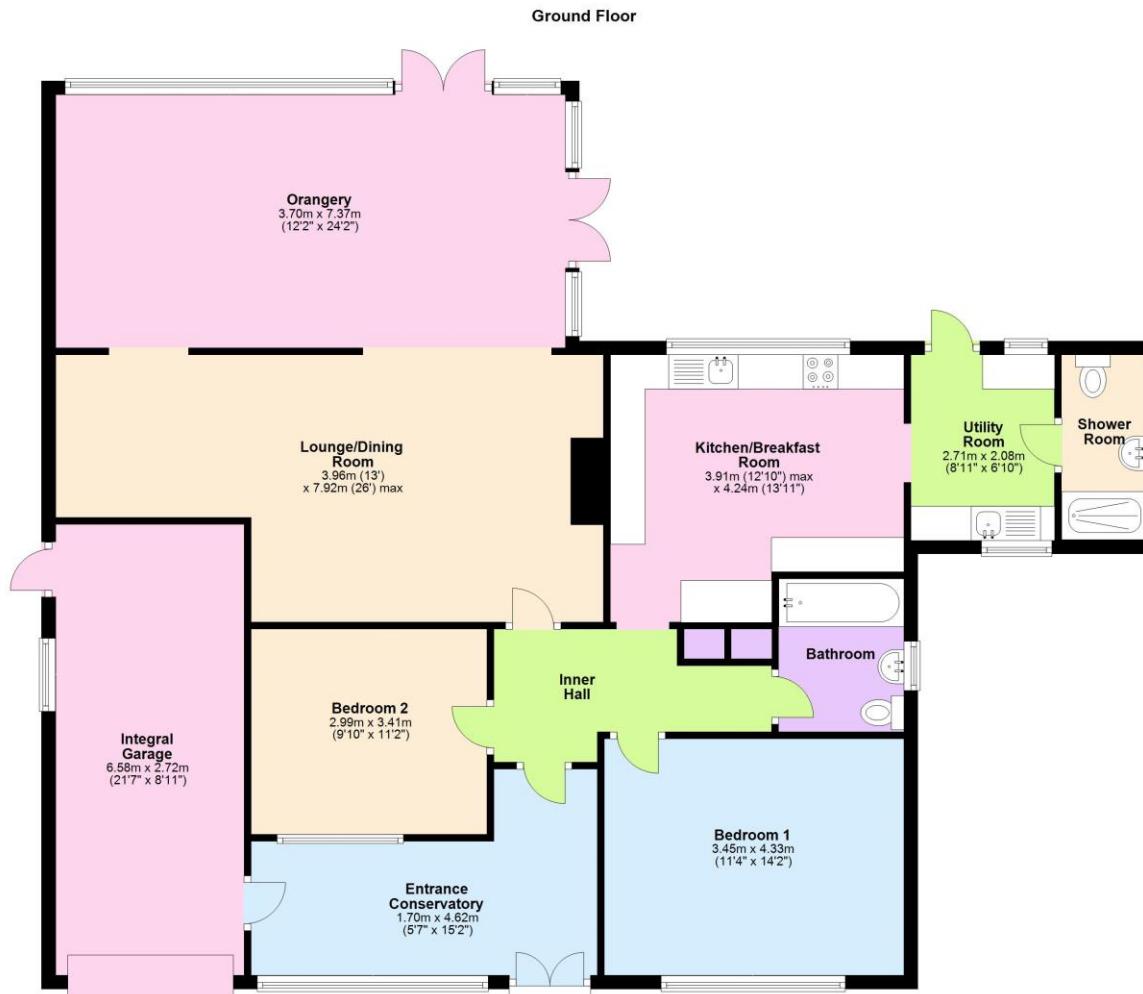
Agent Notes:

1. The property has a Gas Fired Heating System.
2. The property is on a Septic Tank

Location

Bedale is a market town and civil parish in the district of Hambleton, North Yorkshire. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M providing easy access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.





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