



1 IDDISON DRIVE, BEDALE, DL8 2EP.

A superb four bedroom detached home located in a secluded position close to the Bedale Town Centre. The property has a great layout, perfect for modern lifestyles with a long driveway leading to a double garage, a large enclosed and private garden plus a stunning Dining Kitchen. Viewing is highly recommended of this great home.

£340,000





1 Iddison Drive,

Bedale, DL8 2EP.

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Description

This lovely home opens into a central Hallway with engineered oak flooring, built in storage cupboards and doors through to the sitting room, dining kitchen and conservatory. A downstairs WC can be found tucked under the stairs and has a low level WC and washbasin.

The sitting room is a spacious and bright room with engineered oak flooring a multi fuel burning stove set into an inglenook style fireplace and a stone hearth. Sliding patio doors open from the sitting room into the conservatory to the rear that looks out over the gardens with two sets of French doors, one opening out onto the decking and the second opening onto the lawn. The stunning dining kitchen is a great space for entertaining or for families to be together and has a dining area at the front with a peninsula separation from the kitchen itself which has Bi Fold doors linking to the garden. The kitchen comprises of a matching range of wall and base units with a work surface over and matching upstand. A four ring electric induction hob has an extractor hood over with a tiled splashback and is next to the electric cooker which has an integral microwave above. There are integral appliances including a fridge and freezer, dishwasher and a double width wine fridge. There is also a single sink with a drainer plus space for a washing machine, spotlights throughout the room and underfloor heating.

To the first floor the landing leads to all the bedrooms and the bathroom and has access to the loft space. The main bedroom is an excellent double bedroom to the front of the property and has an ensuite that would benefit from modernisation, including a washbasin set into the stair bulkhead with useful store cupboard under, a step in shower cubicle and a low level WC.

Bedroom two is another excellent double bedroom to the front of the property and has a built in airing cupboard. Bedrooms three and four are to the rear and are smaller double bedrooms or excellent singles looking out over the rear gardens. Bedroom four also doubles as a great space for working from home or as a study. The house bathroom is tiled to half height and comprises of a free standing roll top bath with a shower over, a low level WC and a washbasin plus a chrome towel rail and a double glazed frosted window to the rear.

Outside

A long tarmac driveway provides off street parking and leads to a double garage with an excellent storage area behind with two garden sheds and a log store. The garage itself has an electric up and over door, light and power points with a personal side door. There is also a lawned frontage with inset trees and a mature hedge provides privacy from South End.

The rear garden has a large decked area, perfect for entertaining and overlooks the lawn with an inset tree and mature borders including two shrubberies with stone edging. Behind the decked area and to the side of the house is a vegetable garden with two raised beds and fruit trees and leads round to the storage area behind the garage. The rear gardens are all enclosed by a fenced boundary with gated access to the front to both sides of the property.

Agent Notes:

1. The Driveway for the property from Iddison Drive crosses the front of 3 Iddison Drive but is solely owned and used by Number 1 Iddison Drive.
2. The Property Has Solar Panels to The Rear Elevation as part of a 'rent a roof scheme'. The property receives the benefit of the electric generated but not the payment tariff.

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.

GENERAL INFORMATION

Viewing - by appointment with Norman F. Brown.

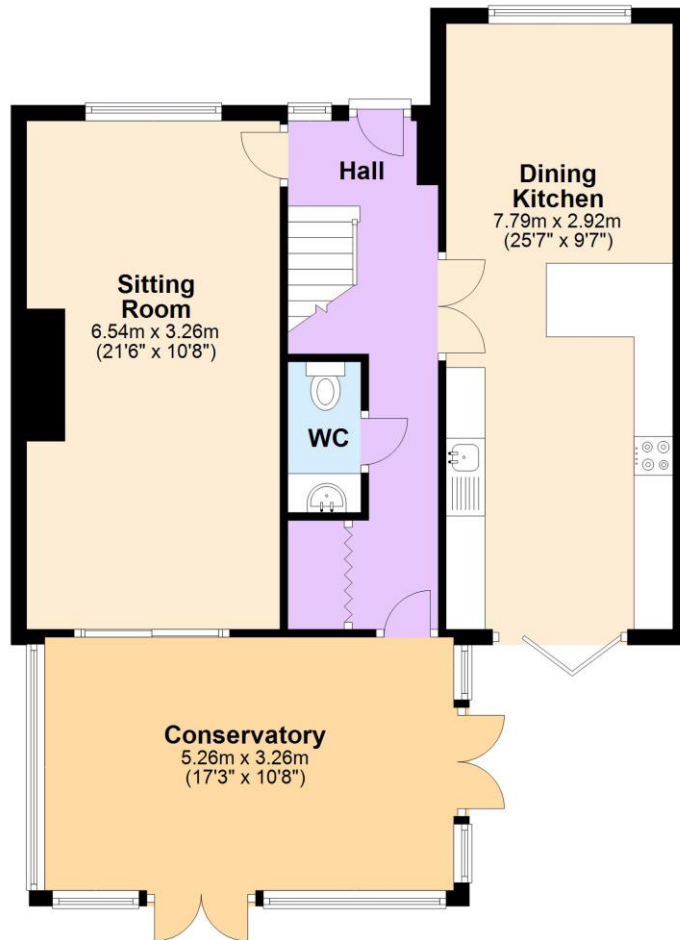
Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

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

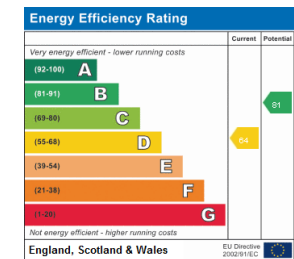
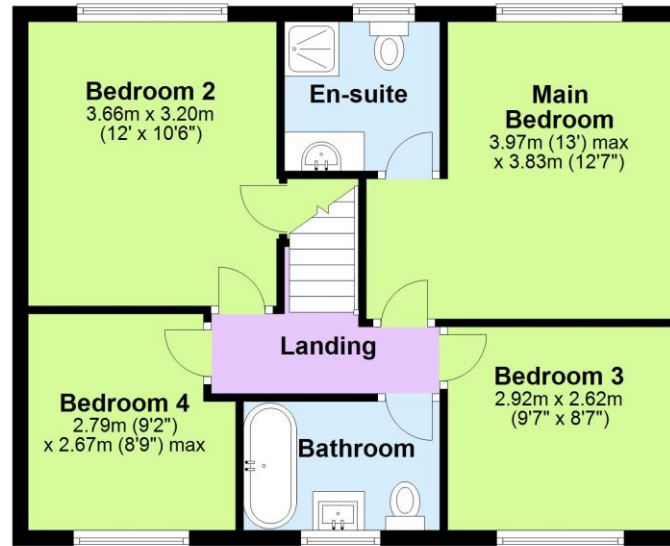
Council Tax Band – E



Ground Floor



First Floor



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