



Clover Cottage, 1 Lowden Court, Tunstall

Offers in the region of £300,000.

Forming part of a select and private courtyard development on the edge of this highly regarded village, “Clover Cottage” is a very well presented conversion that provides very generous and well laid out living spaces that will appeal to a range of buyer. The layout features a large living room with a log burning stove, a quality dining kitchen, two double bedrooms, the master being ensuite and a well appointed bathroom. Externally there is a low maintenance terrace garden, a garage and parking. Being offered to the market CHAIN FREE, an early inspection is strongly advised.

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

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Entrance Hall:

The welcoming hallway features exposed beams, an electric heater, a upvc double glazed window and loft access.

Living Room:

5.36m x 5.17m

A generous, dual aspect room having upvc double glazed windows to the front and rear of the property and a pair of upvc double glazed doors that open out to the decked seating area.



There are exposed beams, an electric heater, a TV point and an impressive fireplace which houses a large log burning stove.



Dining Kitchen:

3.95m x 3.52m

With ample space for a table, the kitchen is fitted with a range of quality wall and base units with soft close fittings and complimenting countertops.



Integrated into the units are dual electric hobs with an extractor over, an electric oven, a dishwasher, a freezer and a washing machine. There is a fridge freezer, exposed beams and a upvc double glazed window to the rear of the property.

Bedroom 1:

3.73m x 3.51m

A double bedroom with fitted wardrobes, an electric heater and a upvc double glazed window.



The **Ensuite** is fitted with a WC, a wash hand basin and a shower enclosure with a dual headed shower.

Bedroom 2:

4.28m x 3.59m

A double bedroom with an electric heater, freestanding wardrobes and a upvc double glazed window to the rear of the property.



Bathroom:

3.91m x 1.92m

The large, well appointed bathroom features a bath, a WC, a wash hand basin and a walk in shower. There is a heated towel rail and a upvc double glazed window.



External:

The property forms part of a quiet and select courtyard development that is set around well tended communal gardens.



To the rear of the cottage there is a low maintenance terrace garden which has a decked seating area that enjoys the morning sun. There is a summerhouse and a water tap.



The Garage is located in a block of garages at the entrance to the development. There is also a communal parking area.



The Lowden Court development also own a 3.5 acre paddock which provides a lovely space for walking in the evening and has a lovely beck.

Additional Information

The postcode is DL10 7RQ and the Council Tax Band is D.

The property benefits from a management company, Lowden Court Maintenance Limited, and as an owner you become a shareholder of the non-profit making company.

The properties in the development are served by a sewage treatment system for which there is a monthly maintenance charge of £60.00(subject to small increases when necessary), which also includes upkeep of the parking area and the surrounding communal garden area within the development.

There is an annual ground rent of £2 per annum.

Electricity for the garages is charged annually by usage.

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.