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NICK & GORDON
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RESIDENTIAL



**14 TOWN FARM CLOSE, BISHOPTON,
TS21 1HX**

Offers in the region of £255,000

NO ONWARD CHAIN



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Offered for sale with NO ONWARD CHAIN, this four bedroom link detached property is located at the head of a cul-de-sac within this small, exclusive development. The property has been extended to the rear and offers impressive family sized accommodation with considerable appeal. Offering well proportioned living accommodation, an internal viewing is paramount. The property also has the benefit of extensive block-paved driveway, single garage and mature established gardens. Early viewing will impress. The picturesque and much sought after village of Bishopton is conveniently situated for anyone requiring easy access to both the A1(M) and A19, with Durham Tees Valley Airport within a short driving distance. Darlington, Teesside and Sedgfield are also within easy reach. The village provides a number of useful amenities to include two public houses and primary school.

GENERAL INFORMATION

Oil central heating
Double glazing
Security alarm system.

ENTRANCE PORCH

Double-glazed entrance door with co-ordinating side panel and window, attractive oak-effect laminate flooring, and further door opening into Reception Hallway.

RECEPTION HALLWAY

Having central heating radiator, oak panelled doors, spindle balustrade return staircase giving access to first floor accommodation, walk-in shoe and cloaks cupboard.



CLOAKROOM/WC

With two-piece matching white suite comprising vanity wash handbasin, low-level WC, heated chrome towel rail.

LIVING ROOM 12'10" x 22'10" (3.91m x 6.96m)

An impressive, sizeable, well proportioned reception room, having double-glazed window to front elevation, feature inglenook-style fireplace together with multi-fuel cast iron stove together with slate hearth, cornice ceiling, TV aerial point, two central heating radiators, and double-glazed sliding patio doors opening onto Garden Room.



GARDEN ROOM 10'8" x 5'7" (3.25m x 1.70m)

This could room could be utilised for a variety of purposes, having oak-effect laminate flooring, double French doors opening onto rear garden, TV aerial point, and double-glazed window to side elevation.

DINING ROOM 10'8" x 9'1" (3.25m x 2.77m)

A further good sized, formal reception room, having attractive oak-effect laminate flooring and opening into Study/Family Room.



STUDY/FAMILY ROOM 12'10" x 5'7" (3.91m x 1.70m)

Having double-glazed window with views over rear garden and double-glazed access door.

KITCHEN 21'11" X 8'3" (6.68m X 2.51m)

Comprehensively fitted with an excellent range of units to wall and floor together with contrasting working surfaces, inset single stainless steel sink unit with drainer and mixer tap, tiled surrounds to working surfaces. Integrated cooking appliances include four-ring induction hob, and double oven with overhead extractor hood. Plumbing and space for automatic washing machine, space for dishwasher, two double-glazed windows allowing ample natural lighting, breakfast bar, display unit, space for American-style fridge/freezer, central heating radiator and door opening into the garage.



FIRST FLOOR LANDING

A spacious landing area, having double-glazed window with views over central green to the front, central heating radiator, shelved airing cupboard and oak panelled doors to all rooms. There is also access to the loft space.

MASTER BEDROOM 8'3" x 13'8" (2.51m x 4.17m)

A sizeable double bedroom located to the front of the property, having double-glazed window, central heating radiator and power sockets.



BEDROOM TWO 8'10" x 13'8" (2.69m x 4.17m)

Located to the rear of the property, having double-glazed window, central heating radiator and power sockets.



BEDROOM THREE 7'5" x 9'3" (2.26m x 2.82m)

A good sized bedroom, having double-glazed window to the rear elevation, central heating radiator and power sockets.

BEDROOM FOUR 12'10" x 9'3" (3.91m x 2.82m)

A further good sized bedroom, having double-glazed window with views over rear garden, stripped and polished floorboards, central heating radiator and power sockets.

FAMILY BATHROOM 6'11" x 6'9" (2.11m x 2.06m)

Having been refitted with a contemporary white suite comprising deep panelled bath with chrome mixer tap and shower, double shower cubicle with overhead Mira electric shower, low-level WC, pedestal wash handbasin, tiled surrounds in co-ordinating ceramics, recessed low-voltage lighting to ceiling, heated chrome towel rail, tiled flooring and obscure double-glazed window.

EXTERNALLY: FRONT

To the front of the property there is feature brindle block paving providing off-road parking for several vehicles and in turn giving access to the garage. There is also side gated access, with bespoke shed.

SINGLE GARAGE 16'0" x 8'3" (4.88m x 2.51m)

Having power sockets, lighting, oil fired central heating boiler and access door to Kitchen.

REAR

Enclosed rear garden with attractive timber decking with balustrade, lawn and mature established trees and borders. There is also exterior lighting and water tap.

Viewings

For further information and viewings please contact Yarm office on 01642 420090.

Yarm Office Opening hours

Monday - Friday 9.00am - 5.00pm

Saturday 9.30am - 1.30pm

These hours are subject to change during the Christmas and Easter periods

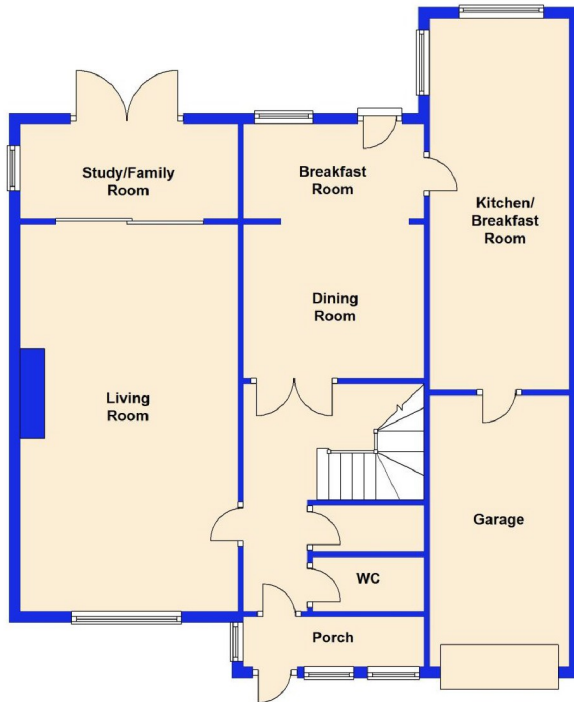
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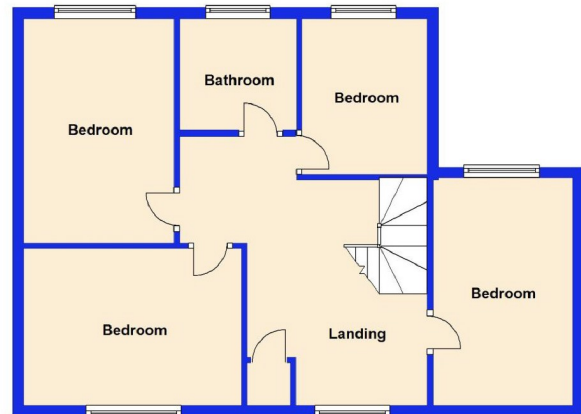
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		34	69
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		33	64
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



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