



9 Golden Acres

East Cowton, Northallerton, DL7 0BD

youngsRPS 

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OIRO: £320,000

A spacious Detached Bungalow with recently installed upvc DG throughout enjoying a cul de sac location close to open countryside in the village of East Cowton. Accommodation includes 3 double bedrooms & 2 bathrooms, 2 reception rooms, Gardens, Detached Double Garage with integral Office / Workshop. EPC Rating E.

- A larger than average extended bungalow
- Recently installed uPVC double glazing throughout
- Three excellent Double Bedrooms, Ensuite Shower Room and large Bathroom with bath and shower
- Gardens on three sides and a large Detached Double Garage which incorporates an integral office/work



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Youngs - Northallerton 01609 773004



A Detached Bungalow enjoying a cul de sac location close to open countryside on the edge of the popular and conveniently located village of East Cowton which lies approximately 8 miles north of Northallerton off the A167 within easy reach of both Darlington and Northallerton and with local facilities including a primary school, community run shop and village inn.

The bungalow has well proportioned accommodation which has been extended to provide Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, Utility Room, Rear Porch, Three double Bedrooms, one with en suite shower room and house bathroom with both bath and separate shower. LPG heating is installed & double glazing has recently been refitted throughout. Outside there are gardens to three sides and a large Detached Double Garage which incorporates a versatile integral Office / Workshop with double glazed window, power & light.

ACCOMMODATION

SPACIOUS L SHAPED ENTRANCE HALL

With partly glazed front door, corniced ceiling, radiator and two deep built in store cupboards. Access via fold away ladder to the large partially boarded loft area affording extensive storage with lighting.

LIVING ROOM

20' 2" x 13' 10" (6.17m x 4.24m) With bow window to front, fireplace with electric fire. Note: an inset wall mounted glass fronted log burning fire is installed in the chimney recess behind the electric fire & could be used if preferred. Corniced ceiling, two radiators, open archway to:

DINING ROOM

11' 8" x 8' 0" (3.58m x 2.44m) With upvc double glazed window to front and upvc double glazed French doors opening onto rear garden and patio, three Velux rooflights, radiator.

BREAKFAST KITCHEN

14' 0" x 8' 11" (4.27m x 2.74m) With windows to side and rear, range of beech Shaker style wall and floor units including peninsular unit with roll edge worktops and inset 1 1/2 bowl stainless steel sink unit, tiled surrounds, halogen hob with cooker hood over and built under oven, integrated fridge, ceramic tiled floor, radiator.

UTILITY ROOM

8' 11" x 6' 0" (2.74m x 1.83m) With matching beech Shaker style wall and floor units with roll edge worktops and inset stainless steel sink unit, plumbing for automatic washer and space for

dryer, wall mounted Worcester condensing boiler, partly glazed door to Porch.

ENCLOSED REAR PORCH

A brick built rear porch with windows on two sides and partly glazed exit door to rear garden, ceramic tiled floor.

BEDROOM 1

13' 5" x 10' 4" (4.09m x 3.15m) With window to front, corniced ceiling, radiator.

ENSUITE SHOWER ROOM

With white suite comprising large tiled shower enclosure with sliding doors and mains thermostatic shower, vanity unit with cupboard and basin, WC with concealed cistern, tile effect laminate floor and towel radiator.

BEDROOM 2

12' 5" x 12' 0" (3.81m x 3.66m) With window to rear, corniced ceiling, radiator, built in double wardrobe.

BEDROOM 3

13' 5" x 8' 9" (4.09m x 2.67m) With window to front, built in double wardrobe, radiator.

BATHROOM

8' 11" x 8' 5" (2.74m x 2.59m) With window to rear, white suite comprising large tiled shower enclosure with sliding doors and Mira electric shower, panelled bath, pedestal basin, low flush WC, built in shelved linen cupboard, towel radiator, half tiled walls, tile effect laminate floor.

OUTSIDE

The bungalow occupies a prominent corner plot with lawned gardens on three sides. To the side is a block paved driveway affording parking for several vehicles and access to:

LARGE DETACHED DOUBLE GARAGE

24' 11" x 22' 0" (7.62m x 6.71m) Of brick and tile construction with twin up and over doors to front, recently fitted double glazed windows to side and rear and personal door to side. The building has recently been rewired and incorporates a versatile room which could be used as a home office, workshop, or studio.

GARDENS

The front garden is lawned interspersed with established shrubs and a silver birch tree. There is an enclosed rear garden which is laid to lawn with flagged patio and adjoins a small grassed garth. The garden extends beyond the garage to an additional grassed garden area which is screened by established conifer hedge and features deep beds and an aluminium framed Greenhouse.

SERVICES & CHARGES

Mains electricity, water and drainage are connected. LPG central heating to radiators also supplying the domestic hot water.

Hambleton District Council tax band F.

VIEWINGS

Viewings are strictly by appointment. Please contact the agent on 01609 773004.

AGENT'S NOTES

Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Total Area: 126.3 m² ... 1359 ft²

All measurements are approximate and for display purposes only

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