

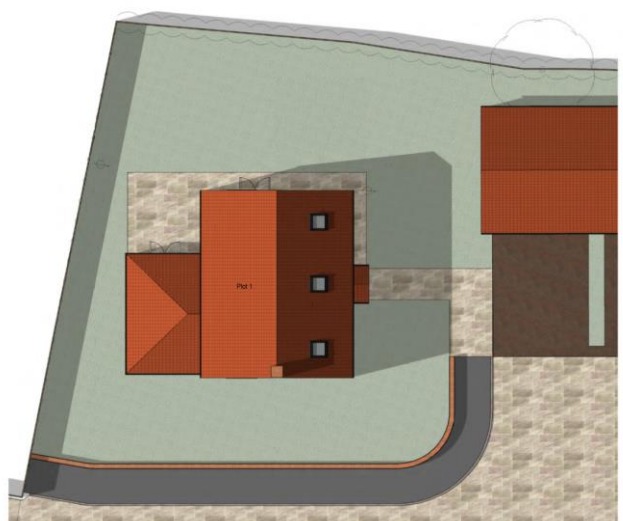
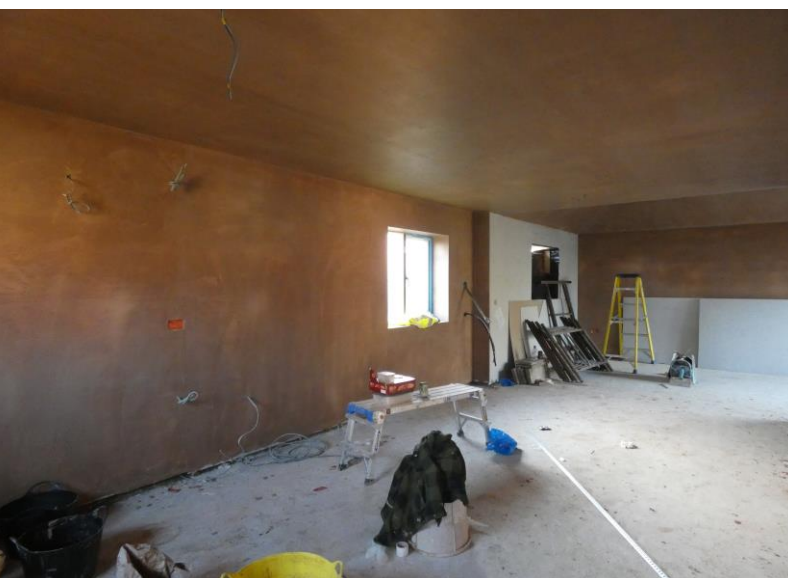


# PLOT 1, WILLOW GARDENS, LEEMING BAR, DL7 9BF.



A superb opportunity to purchase this high quality New Build home located in a quiet residential cul de sac close to the heart of this well served village. The property is a four bedroom detached home with accommodation over three floors having a great layout, ideal for modern lifestyles and benefiting from gas fired heating, double glazing, a double garage and off street parking.

£400,000



Siteplan - Plot 1

## Description

This property is one of 5 bespoke properties in the second phase of the development built by a very highly regarded local new house builder Briahaze Ltd. This great home is built to exacting standards and is aiming for completion spring 2021 and will have the benefit of a 10 year NHBC Guarantee.

The property itself has an excellent layout with accommodation over three floors. The Ground floor has a central hallway with a downstairs WC off and leads to a huge open plan living kitchen (with a separate utility room), a perfect space for families to be together. There is also a cosy sitting room, with both rooms having tri fold doors opening into the gardens. To the ground floor there is also underfloor heating.

The first floor has a large landing with an area that could be used as a study and leads to three excellent double bedrooms and the family bathroom which will have a bath, shower, w.c and a sink.

The second floor is a full main bedroom suite, with a large dressing room and ensuite which will comprise of a shower, w.c and sink.

Outside there will be lovely and private, enclosed gardens to the side and rear with off street parking to the front of the double garage.

## Location

Leeming Bar is in the Hambleton district of North Yorkshire, England. The village is well served with local amenities including C of E Primary School, two parks, a CO-OP store, small hotel and pub, it is also home to the main depot of the Wensleydale Railway.

The bus routes provide easy access to the market towns of Bedale and Northallerton, 2 and 7 miles respectively. The A684 bypass was opened in August 2016, with Coneygarth service station and access to both the A684 and A1(M) junction 51, just north of the village. Northallerton provides main line train links to Darlington, Newcastle, York and London.

## GENERAL INFORMATION

Viewing - by appointment with Norman F. Brown.  
Tel: (01677) 422282.

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



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