





A spacious three bedroomed detached family bungalow situated within the popular village of Thornton Le Beans. The property benefits from oil fired central heating and double glazing. The accommodation includes an entrance porch, spacious reception hall, open plan living room / dining room with double doors leading to the conservatory. The kitchen / breakfast room is fitted with a good range of units and includes integrated oven, hob, dishwasher and fridge / freezer. There are three good sized bedrooms and a family shower room fitted with a white suite with double walk in shower. Externally there is a block paved driveway providing off street parking and access to the garage. There is a large lawn front garden with mature borders and trees. The rear garden has a decked patio, circular stone patio and gravel seating area's together with mature plants.







- Spacious three bedroomed detached bungalow situated within a lovely village location
- Fitted Kitchen / breakfast room with integrated appliances
- Shower room with walk in double shower
- Large front garden and footpath to the side
- Village location providing good access to A19, A1M and A168
- Open plan living room / dining room
- Conservatory overlooking the rear garden
- Oil fired central heating and double glazing
- Block paved driveway providing off street parking and access to the garage.
- Vacant possession no onward chain

#### GENERAL INFORMATION

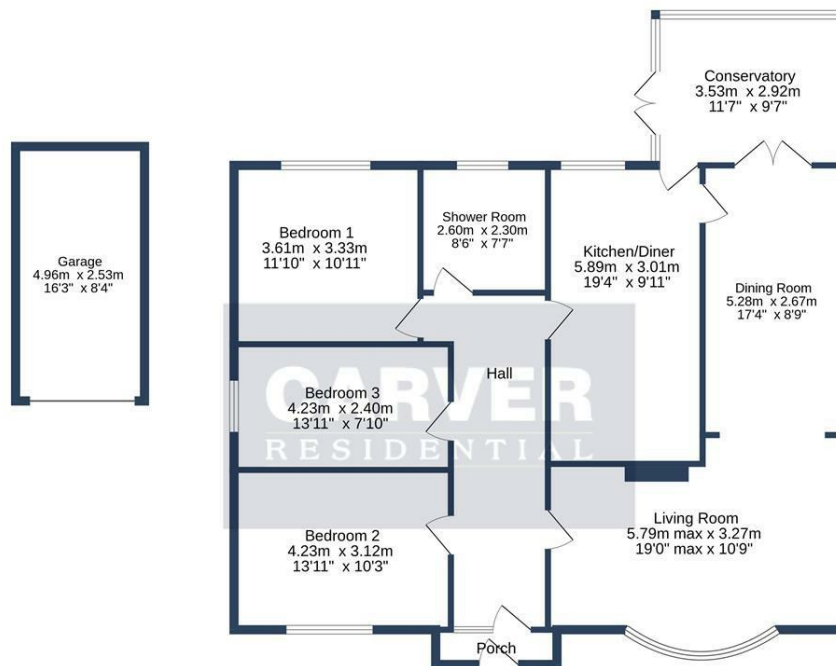
Tenure: Freehold

Services: Oil central heating, mains electric, water and drainage.

Double glazing.

Local Authority: North Yorkshire Band E





GROUND FLOOR

THALE COTTAGE, THORNTON-LE-BEANS, DL6 3SP.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)