





A superb individually designed three bedroomed detached bungalow with driveway, double garage and large gardens situated in a lovely position within the village of Welbury. The property benefits from electric heating and hardwood timber framed double glazing. The accommodation includes an entrance hall with built in storage cupboards, large living room / dining room with log burning stove and over looking and opening to the rear gardens and having timber stairs to a mezzanine area. The kitchen / breakfast room is fitted with a range of units and includes a breakfast bar and separate utility area with utility access hatch to underfloor service access area. There is a master bedroom with en suite shower room, two further bedrooms, family bathroom and separate cloaks / wc. Externally there is a driveway with hard standing providing off street parking for four cars and access to the double garage. There is a good sized front garden and to the rear very large extensive mature well laid out garden with pergola, greenhouse, pond and several areas of lawn, in all aprox 0.75 acres which adjoin open countryside to the rear.







- Superb individually designed three bedroomed detached bungalow with double garage and large gardens
- Unique layout with ample storage space and well presented living accommodation
- Kitchen / breakfast room with separate utility area
- Electric heating and double glazing
- Double garage with twin doors, service pit and pedestrian door
- Excellent mature gardens including pond. In all approx .75 acre
- Spacious open plan living room / dining room with stairs to a mezzanine area
- Master bedroom with en suite shower room
- Driveway providing off street parking for several vehicles
- Popular village location

#### GENERAL INFORMATION

Tenure: Freehold

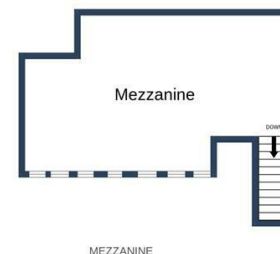
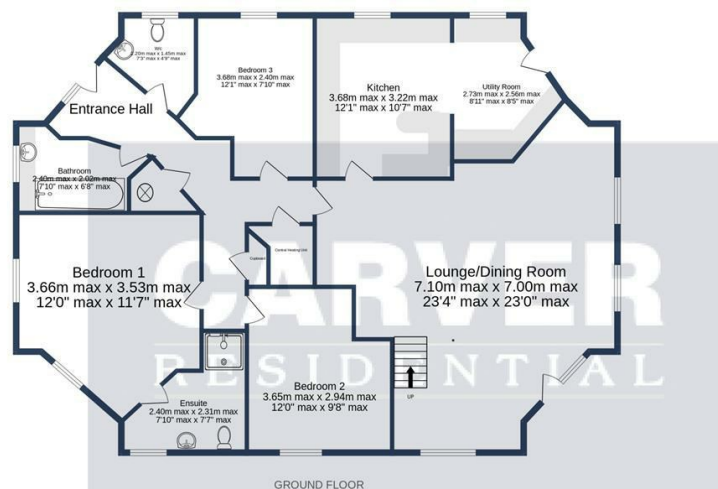
Services: Electric heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Band F

Note -The seller has proposed to add several covenants to the contract - further information available from the agents.





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	

CHURCH GARTH, WELBURY, DL6 2SE.

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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