





An outstanding three double bedroomed detached modern bungalow with double block paved driveway, double garage and front and rear gardens located in a cul de sac location. The property benefits from under floor heating via air source heat pump, Upvc double glazing and high specification fittings throughout. The beautifully presented accommodation includes a reception hall, cloak room / wc, spacious living room with log burning stove, stunning open plan kitchen / dining room with integrated appliances including Bosch ovens and microwave, five ring hob, extractor and dishwasher together with an Island with breakfast bar, vaulted ceiling and bi folding doors to the rear patio. There is also a useful utility room with door to the garage. From the inner hall there is a master bedroom with French doors to the rear and an en suite shower room, guest bedroom with en suite shower room, bedroom three, family bathroom and useful laundry room. Externally there is a double block paved driveway, double garage with attic storage and front garden. To the rear there is a lovely landscaped garden with patio and seating areas and lawn. The village of Appleton Wiske provides a Primary School, Village Shop / Post Office, public House and St Mary's Church. The towns of Yarm, Northallerton and Darlington together with the A167 and A19 are within easy reach.







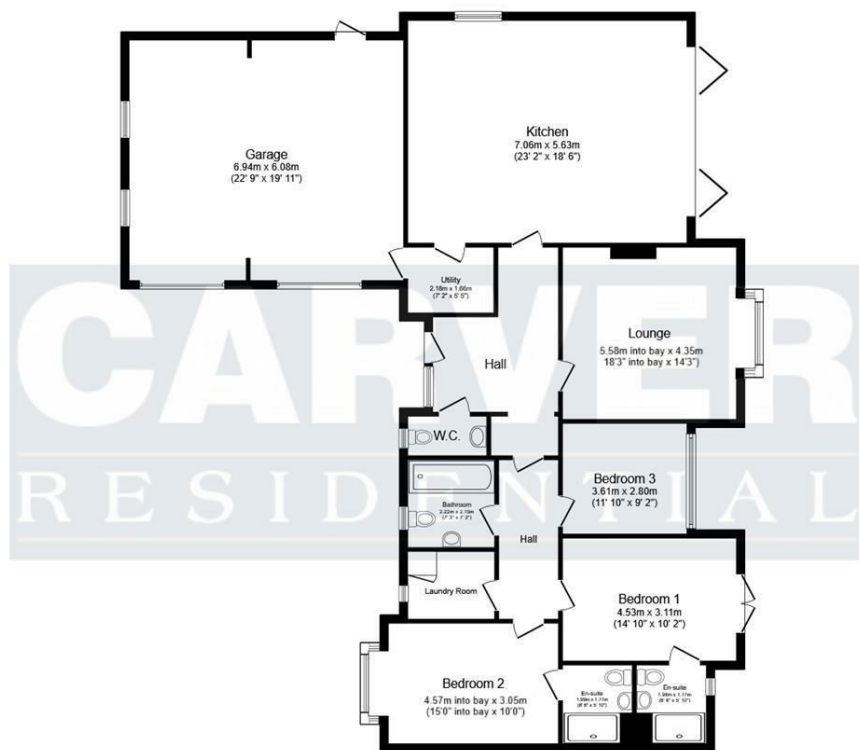
- Outstanding three double bedroomed detached bungalow
- Kitchen area with Island and integrated appliances together with separate utility room
- Spacious living room with log burning stove
- Block paved double driveway
- Landscaped rear gardens
- Stunning open plan kitchen / dining room with vaulted ceiling and bi folding doors
- Master bedroom and guest bedroom both having luxury en suite shower rooms
- Under floor heating and Upvc double glazing
- Double garage with attic storage and access through to the utility room
- Cul de sac location

#### GENERAL INFORMATION

Tenure: Freehold

Services: Air source heat pump under floor central heating, mains electric, water and drainage Double glazing.

Local Authority: North Yorkshire Band E



### Floor Plan

Floor area 182.9 sq.m. (1,969 sq.ft.)

Total floor area: 182.9 sq.m. (1,969 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		100
(81-91) <b>B</b>	82	
(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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