



**43 KINGFISHER DRIVE. AISKEW,  
BEDALE, DL8 1XG**

**£450,000  
FREEHOLD**

This spacious Detached home is situated in a desirable position at end of cul-de-sac on a popular development overlooking Aiskew park and ideal for Bedale town centre and junction 51 of the A1(M). The house benefits from extended accommodation with a flexible layout perfect for modern lifestyles, enclosed garden and off street parking with a gas fired heating system. Viewing is highly recommended.

**NORMAN F. BROWN**

Est. 1967



# 43 KINGFISHER DRIVE.

- 5 Double Bedrooms & 2 En Suites • Extended Detached Home • Close To Bedale Town Centre, Aiskew Park & Junction 51 Of The A1(M) • Private Gardens • Off Street Parking • Great Layout With Flexible Accommodation • Gas Fired Heating & Double Glazing • Cul De Sac Location • Video Tour Available • Call Today For Your Personal Viewing



## Description

This spacious home is squirrelled away at the end of a quiet cul de sac close to the Bedale town centre overlooking Aiskew Park.

The property opens into a hallway which leads to a snug or playroom at the front as well as the dining kitchen and sitting room with clever understairs storage as well. The sitting room is bright and spacious with an electric fire providing a cosy feel. The dining kitchen is truly the heart of this great home. With space for a large dining table and chairs and French doors out to the rear garden it is an ideal space for entertaining or family time. The kitchen itself comprises of a range of wall and base units with a work surface over having a matching upstanding and a one and a half bowl ceramic sink with a draining board. There are built in appliances including a 5 ring gas hob with a stainless steel splashback and an extractor hood over plus a double electric oven. There is also space for a dishwasher and integrated fridge set into the peninsula which has a breakfast bar and provides a neat separation from the dining area. Off the kitchen is an inner lobby with a built in cupboard and cloakroom with space for storing coats plus a pedestal mounted washbasin and a push flush W.C. Off the dining area is a spacious utility room with built in cupboards, space for a large fridge freezer plus a worktop with a single sink with draining board and spaces under for a

washing machine, tumble dryer and an under counter freezer. A study is also nestled away off the utility room providing a great at home office for those who work from home.

The first floor landing has a loft hatch and leads to all five double bedrooms and the house bathroom. The main bedroom is a fantastic room with built in wardrobes having matching bedside tables and a pleasant outlook over Aiskew park to the front. The ensuite is set to the rear and comprises of a washbasin set into a vanity unit, a push flush W.C and a walk in shower enclosure with double sliding screen doors. Bedroom two is another great double to the front, also with an ensuite shower room and view over the park. Bedrooms three and five are both to the rear, with bedroom three another good double and bedroom 5 being ideal as a guest double. Bedroom four also has built in wardrobes and has a pleasant outlook over the park to the front. The contemporary styled family bathroom includes a step in shower enclosure with a screen door and fixed shower head, a panelled bath, pedestal mounted washbasin and a push flush W.C.

## Outside

To the front a tarmac driveway provides off street parking next to a private lawned frontage with mature planted flower bed borders and hedged boundaries

with a patio area ideal for the afternoon and evening sun. There is gated access to the side for the rear garden which has a patio area off the dining kitchen overlooking another lawned garden with flower bed borders having hedged and fenced boundaries and two substantial garden sheds provide storage.

#### Location

Bedale is a market town and civil parish in the district of Hambleton, North Yorkshire. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

#### General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council  
Tel: (01609) 779977

Council Tax Band – D

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Extensions/Additions: Double Storey To The Side

Planning Permission Required Yes Granted Yes

Building regs Required Yes Certificate Yes

Conservation Area - Yes

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water - Hot Water Cylinder

Drainage: Mains

Broadband:

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

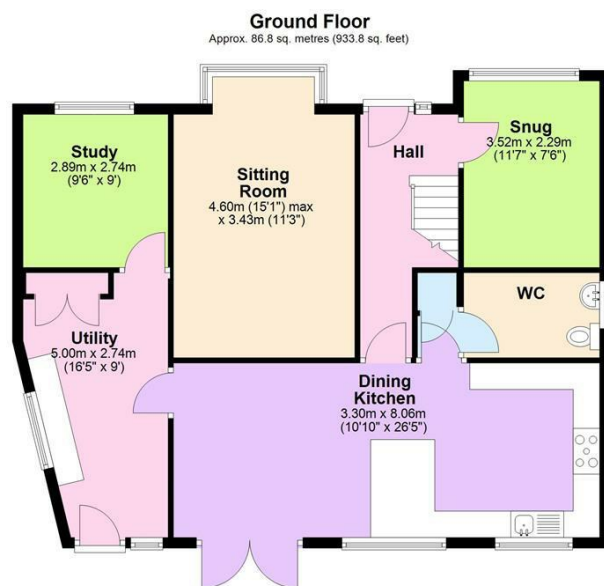
Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

## 43 KINGFISHER DRIVE.





Total area: approx. 169.9 sq. metres (1829.3 sq. feet)



| 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<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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