



## 7 SWALE DRIVE, LITTLE CRAKEHALL, BEDALE, DL8 1FZ

**£425,000**  
**FREEHOLD**

This great detached home was built in 2022 by Newett homes and offers contemporary styled accommodation with a great layout for modern lifestyles. The property is set in a quiet cul de sac within a popular village ideal for Bedale, Richmond and junction 51 of the A1(M) and benefits from stunning views to the rear, off street parking & garage, four double bedrooms and a rear garden perfect for entertaining.

**NORMAN F. BROWN**

Est. 1967

# 7 SWALE DRIVE, LITTLE

- Four Double Bedrooms • Detached Home • Air Source Heat Pump • Attractive Views To The Rear • Off Street Parking & Garage • Convenient and Sought After Village Location • Close To Bedale, Richmond and Junction 51 Of The A1(M) • No Onward Chain • Enquire Today For Your Personal Viewing • Video Tour Available



## Description

This spacious 4 bedroom detached home offers contemporary styled accommodation with a great layout ideal for modern lifestyles and taking advantage of the open views to the rear over open fields towards the Hambleton Hills in the distance.

The property opens into a central hallway and leads through to the sitting room and dining kitchen and there is also a useful downstairs W.C too. The sitting room is spacious with a log burning stove set onto a granite hearth providing a cosy feel and shutters to the bay window offer an elegant style. The dining kitchen is set to the rear and is ideal for family time or entertaining with 3 distinct areas including the kitchen, dining space and a living area. The kitchen itself comprises of a range of wall and base units with a grey granite worktop over having a matching upstanding and an inset one and a half bowl sink. There are integrated appliances including an electric oven and grill, a four ring induction hob with a matching granite splashback and an extractor hood over plus a fridge freezer and dishwasher. A peninsula breakfast bar provides seating and a separation from the dining and living areas. The dining area has space for a large dining table and chairs and is open to the living area which has space for sofas by the French doors which provide a stunning view and lead out to the rear garden as well as having rechargeable electric blinds. There is also

a door though to the integral garage where there is a base cupboard for storage and a granite worktop with space under for a washing machine. The garage also has an up and over door, lighting and power points plus a personal door and window out to the garden.

The first floor landing has a loft hatch to the partially boarded loft which also has power points and there is also a useful built in cupboard for storage. The main bedroom is an excellent double with shutters to the windows and a dressing area with two built in double wardrobes leading through to the ensuite shower room which comprises of a walk in shower enclosure with fixed and handheld shower heads, a wall mounted washbasin and a push flush W.C. Bedroom two is another excellent double to the front with bedrooms three and four, again both great double bedrooms, to the rear with lovely views over open fields towards the Hambleton Hills in the distance. All three bedrooms have the benefit of stylish shutters too. The family bathroom has a contemporary style and comprises of a shower enclosure with a sliding screen door and fixed and handheld shower heads. There is also a panelled bath, push flush W.C and a wall mounted washbasin.

Outside to the front is an attractive lawn with a double tarmac driveway to the side providing off street parking leading to the integral garage. The rear garden has been designed to take advantage of the



view to the rear with a paved and gravelled seating area having railings to the edge and steps down to a lawned garden with shrub and fenced borders, a lovely area for sitting out or entertaining.

### Location

Crakehall is a village which lies along the route of the A684 and is split into two parts by Bedale Beck, a tributary of the River Swale. The north-west part is known as Little Crakehall, and the south-east part as Great Crakehall. The village is approximately 2 miles (3 km) west of Bedale, which is a market town and markets have been held in the town since 1251 with the regular Tuesday market still taking 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 – E

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

Community Charge: Approx £240p.a

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Air Source Heat Pump

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

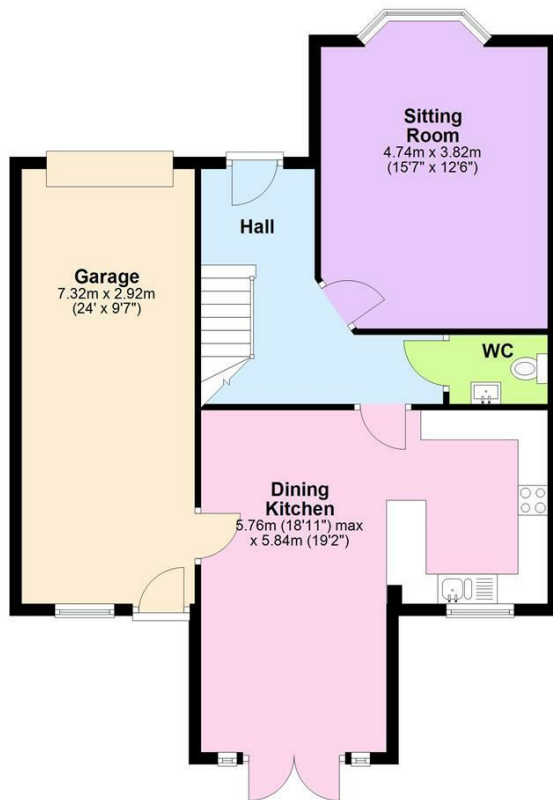
Has the property ever suffered a flood in the last 5 years –  
No

Restrictive Covenants: Not Known

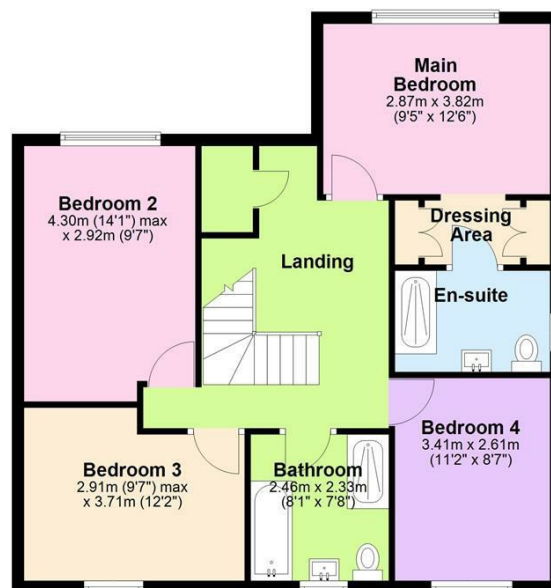
## 7 SWALE DRIVE, LITTLE



**Ground Floor**  
Approx. 81.0 sq. metres (872.3 sq. feet)



**First Floor**  
Approx. 72.3 sq. metres (777.8 sq. feet)



Total area: approx. 153.3 sq. metres (1650.1 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 94        |
| (81-91) <b>B</b>                            | 85                      |           |
| (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 |           |

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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