



3 MASTIL CLOSE, LITTLE CRAKEHALL BEDALE, DL8 1HL

**£440,000
FREEHOLD**

A superb four double bedroom detached home offering a great layout and contemporary style positioned in a quiet cul de sac within a sought after village. The property is situated conveniently close to Bedale, Leyburn and Junction 51 of the A1(M) and benefits from attractive countryside views to the rear, large garden, off street parking and a garage.

NORMAN F.BROWN

Est. 1967

3 MASTIL CLOSE, LITTLE CRAKEHALL

• Four Double Bedrooms • Spacious Detached Home • Quiet Cul De Sac Position Within A Sought After Village • Close To Bedale & Junction 51 Of The A1(M) • Fantastic Large Garden • Attractive Views To The Rear • Great Layout With Contemporary Style • Oil Fired Heating & Double Glazing • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This great home will suit a variety of lifestyles offering spacious accommodation in a contemporary style with a great layout too.

The property opens into a bright central hallway with a downstairs W.C tucked under the stairs. To the left is a spacious sitting room with a free standing electric fire and wood effect flooring and leads through to a sun room at the rear. The sun room is a another bright and spacious room linking the house to the garden via French doors out onto a paved patio and is a room that can be enjoyed all year round having a solid roof and radiator too. Also off the sitting room is a useful study, perfect for those that work from home or simply for storing your important documents.

To the right hand side of the hallway is the dining room which has been opened to link with the kitchen creating a more open and sociable dining kitchen. The dining area is to the front and has space for an 8 person dining table and chairs plus a dresser and is a great space for entertaining or for family time. The kitchen itself is set to the rear and comprises of a range of shaker style wall and base units with a quartz worktop, a matching upstand and an inset one and a half bowl sink with a drainer overlooking the rear garden. There are integrated appliances including a four ring induction hob with an extractor hood over and electric oven with microwave and warming drawer plus a fridge and freezer and dishwasher. Off the kitchen is a utility room which has a further range of shaker style wall and base units with a single sink with drainer plus spaces for an undercounter fridge or freezer, washing machine and tumble dryer and there is a door opening out to the garden.

To the first floor the landing has a loft hatch with drop down ladder to the part board loft which has a useful light too. The

main bedroom is a spacious and bright double with built in wardrobes having overhead storage as well as a dressing room which has space for a chest of drawers as well as a built in wardrobe with sliding doors. The en suite comprises of a shower enclosure with double sliding screen doors, a washbasin set into a vanity unit and a push flush W.C. Bedroom two is another great double to the front with built in wardrobes having sliding doors and bedrooms three and four are both smaller doubles to the rear with lovely views over the garden and the open fields beyond. Bedroom three also has a built in wardrobe with sliding doors and bedroom four has a built in cupboard for useful storage. The shower room serves bedrooms two , three and four and comprises of a walk in shower with screen a washbasin and push flush W.C set into a vanity unit and a heated towel rail.

Outside

The attractive frontage is mainly lawned with shrub borders and a rose garden with boxed hedging and laid with slate chippings with gated access to both sides to the rear garden. There is a tarmac driveway providing off street parking leading to the garage. The garage has an up and over door, lighting, power points and a water supply and is also home to the oil fired boiler and immersion heater.

To the rear is a fabulous garden enclosed by fenced and hedged boundaries which has been extended following a purchase of land from the field behind and is perfect for garden lovers wanting some privacy and tranquility. There are several seating areas ideal for entertaining or simply relaxing with a good book, overlooking a lawned garden with mature shrubbery and flower beds interspersed providing character and colour. There is a vegetable garden which has two raised beds plus a greenhouse and there is also a garden store beyond for extra storage.

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

Construction: Standard

Conservation Area - No

Utilities:

Water – Mains (Yorkshire Water)

Heating: Oil

Water – Immersion Heater

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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