



16 Kingfisher Drive

Aiskew, Bedale, DL8 1XG

Guide price £349,995



**** FABULOUS 4 BED DETACHED HOUSE ** OPEN VIEWS **** Open plan dining kitchen overlooking rear garden | Utility room | Downstairs cloakroom | Main bedroom with en-suite | Family bathroom | Driveway leading to integral garage | Enclosed rear garden with summerhouse | Open views beyond | Good access to Bedale town centre and to A1(M)

This well presented property offers substantial family living space and comprises of an entrance hallway leading into lounge, dining kitchen, utility room, and downstairs cloakroom. Stairs from the entrance hallway lead to first floor landing with separate doors opening onto a main bedroom with en-suite, three further bedrooms and a family bathroom.

Outside to the front of the house is an open plan garden partly laid to lawn with a driveway leading to an integral garage. To the rear of the property is a lovely enclosed garden with paved patio area, lawn, shaped flower beds and a summer house. There are open views beyond.

The property benefits from gas central heating, uPVC double glazing, and under floor heating in kitchen.

The house is located in a sought after location in Aiskew with good access to Bedale town centre and local amenities, as well as having excellent road links being close to the A1(M).



Entrance Hall

Composite entrance door with glass panes alongside. Radiator. Stairs leading up to first floor accommodation. Panelled door opens into,

Lounge

16'4" (into bay) x 13'6" (max) (5.00 (into bay) x 4.13 (max))

Feature fireplace with pebble effect gas fire (not in use) on marble effect hearth with wood effect surround. uPVC double glazed bay window to front elevation. Radiator. Coving. TV point. Half glazed panel door opens into,

Dining Kitchen

18'4" x 10'4" (5.60 x 3.17)

Fitted in a range of shaker style base and wall mounted units with wood effect worktops and tiled splashbacks. One and a half bowl ceramic sink unit with mixer tap. Integrated slimline dishwasher. Built-in electric oven with four ring ceramic hob and extractor hood over. uPVC double glazed window overlook rear garden. Dining area with uPVC double glazed sliding patio doors onto rear garden. Radiator. Inset ceiling lights. Tiled flooring. Underfloor heating. Panel door opens into,

Utility Room

Wall units and a base unit with wooden worktop and tiled splashbacks. Recesses under worktop plumbed for automatic washing machine and tumble dryer. Stainless steel sink unit with mixer tap. Radiator. Tiled flooring. uPVC double glazed window onto rear elevation. Half glazed uPVC door opens onto side elevation. Panel door opens into,

Downstairs Cloakroom

Low level WC. Pedestal wash hand basin. Radiator. Tiled floor. uPVC double glazed window to side elevation.

First Floor Landing

Stairs from hallway lead up to first floor accommodation. Panel door opens into built-in cupboard housing gas fired combi boiler. Access to roof space, which has a light and is fully boarded and with a pull down ladder. Separate panel doors open into bedrooms and family bathroom.

Main Bedroom

12'9" x 11'0" (3.90 x 3.37)

uPVC double glazed window to front elevation. Built-in wardrobes. Radiator. Inset ceiling lights. Panel door opens into,

En-suite

Shower cubicle with mains shower and folding door. Wash hand basin on vanity unit with cupboard below. Low level WC. uPVC double glazed window to side elevation. Chrome ladder style heated towel rail. Vinyl tile effect flooring. Extractor fan.

Bedroom Two

10'6" x 8'2" (3.22 x 2.51)

uPVC double glazed window to front elevation. Built-in wardrobes. Radiator.

Bedroom Three

8'6" x 8'2" (2.60 x 2.51)

uPVC double glazed window to rear elevation. Radiator.

Bedroom Four

9'5" x 8'2" (2.88 x 2.50)

uPVC double glazed window to rear elevation. Radiator.

Family Bathroom

Bathroom suite comprising of panelled bath with shower attachment on taps; wash hand basin on vanity unit with cupboard below; and low level WC. uPVC double glazed window to rear elevation. Chrome ladder style heated towel rail. Inset ceiling lights. Partly tiled walls. Vinyl tile effect flooring. Extractor fan.

Integral Garage

Roll-up main door. Power and light. Shelving. uPVC double glazed door to side elevation.

Outside

To the rear of the property is a fabulous enclosed garden with paved patio area, mature shaped flower beds and a vegetable patch. There is also a large wooden summer house in one corner with raised decking area. The garden has well stocked flower beds, including shrubs and a magnolia tree. Fenced boundaries to all sides provide a good degree of privacy. To the sides of the property there are paved footpaths providing useful bin storage space as well as access, via a wooden gate, onto the front of the property with a private driveway leading to an integral garage. There is an open plan garden laid to lawn with a gravel boundary around the lawn and alongside the driveway. There is a low level fence boundary to one side, a low level brick boundary to the other side, with a low level hedge at the front of the property.

Owners Opinion

This has been a wonderful family home to bring up our two children and we will be sorry to leave. There are great schools nearby and a local kids club. It is a close community and a friendly neighbourhood. We have a Kingfisher WhatsApp group for people to message each other and we have also had a few street parties over the years where everyone gets together.

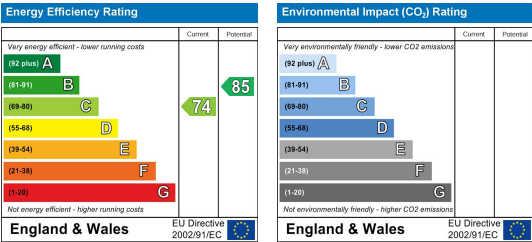
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.