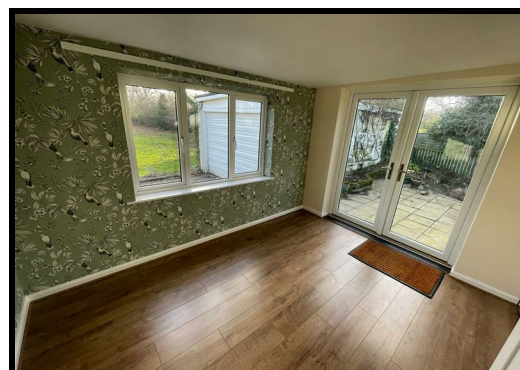
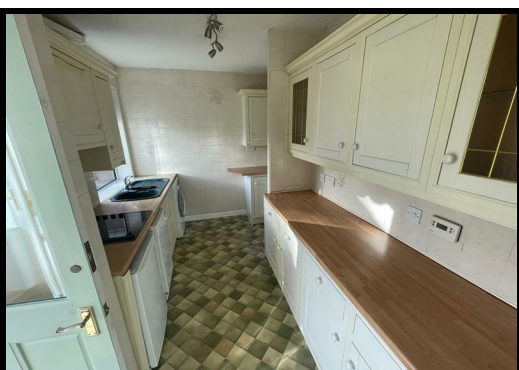




## 25 Kettle End, Barton, Richmond Offers Over £300,000

Offered For Sale with NO ONWARD CHAIN. A superb opportunity has arisen to acquire a four bedroomed detached dormer bungalow occupying a most pleasing position on Kettle End within the much sought after village of Barton in North Yorkshire. The property is in need of some general updating and offers huge potential. In brief the ground floor accommodation is comprised of an entrance porch way, an open plan kitchen / dining room, a spacious living room, garden room, two double bedrooms and a family bathroom. A staircase leads to the first floor landing.

To the upstairs of the property there is a further double bedroom, a single bedroom and a shower room. Externally to the front of the property there is a block paved driveway providing off road car parking and a large double garage with an electric roller door, power and light. To the side of the property there is a garden which is laid to lawn. To the rear of the property there is a garden which is laid to lawn and complimented with an abundance of mature plants and trees. There is also a patio area which is ideal for outdoor entertaining. This is an opportunity not to be missed we would therefore recommend viewings at the earliest opportunity to avoid disappointment.





# 25 Kettle End, Barton, Richmond

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A fantastic opportunity has arisen to acquire a four bedroomed dormer bungalow occupying a most pleasing position on Kettle End within the highly desirable village of Barton in North Yorkshire

Oil fired central heating

Double glazed windows throughout

Council Tax band E

We recommend viewings at the earliest opportunity to avoid disappointment.

## Location

Barton is an attractive and desirable village situated in North Yorkshire, within close proximity of the villages of Newton Morrell, Melsonby, Middleton Tyas and Aldbrough St John. The property is within the catchment area of first class local schools including Barton CE Primary School and Richmond School & Sixth Form College. The Village is home to a popular public house and a local village store incorporating a post office. The Village has very good links to the regional and national road network and it is convenient for access to the market towns of Darlington and Richmond. The property is well placed for access to the business and commercial centres of North Yorkshire, County Durham and Teesside. Darlington's main line railway station and Teesside Airport are both a 15 minute drive away.

## Entrance Porch Way

The property is entered through a UPVC double glazed door with double glazed windows to the front, side and rear leading into the entrance porch way. The porch way benefits from laminated flooring. A wooden door leads into the kitchen / dining room.

## Kitchen / Dining Room

7'4" x 24'0"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen benefits from vinyl flooring, a double oven, an electric hob, an under counter fridge and freezer, plumbing for an automatic washing machine and dishwasher and a UPVC double glazed window to the front elevation of the property. The kitchen is open plan with the dining room. The dining room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a large UPVC double glazed window with pleasant views overlooking the Village Green.

## Living Room

24'1" x 18'9"

The spacious living room offers an abundance of natural light courtesy of the two large double glazed windows overlooking the side elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a wood feature fire place with an electric fire.

## Garden Room

9'6" x 11'5"

The garden room is decorated in neutral tones incorporating a stylish

feature wall and benefits from laminated flooring, a UPVC double glazed window overlooking the front elevation of the property and UPVC double glazed French doors which lead out to the patio area.

## Bedroom One

11'10" x 12'0"

A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the rear elevation of the property.

## Bedroom Two

9'11" x 9'10"

A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the side elevation of the property.

## Bathroom

The bathroom is warmed by a central heating radiator, has vinyl flooring, tiled walls, a UPVC double glazed window and is fitted with a suite comprising of a corner bath, a shower cubicle with shower, a wash hand basin inset into a vanity unit and a low level WC.

## First Floor Landing

A staircase leads to the first floor landing. The landing has two cupboards providing useful storage.

## Bedroom Three

12'0" x 12'2"

A further double bedroom warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window and built in wardrobes providing useful storage.

## Bedroom Four

7'2" x 9'4"

A single bedroom warmed by a central heating radiator, decorated in neutral tones incorporating a stylish feature wall and benefiting from a Velux window and built in wardrobes providing useful storage.

## Shower Room

The shower room is warmed by a central heating radiator, has a Velux window and is fitted with a suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a block paved driveway providing off road car parking and a large double garage with an electric roller door, power and light. To the side of the property there is a garden which is laid to lawn. To the rear of the property there is a garden which is laid to lawn and complimented with an abundance of mature plants and trees. There is also a patio area which is ideal for outdoor entertaining.

