



18 VILLAGE FOLD, KIRKBY FLEETHAM
NORTHALLERTON, DL7 0TX



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Tucked away on a quiet cul-de-sac in the desirable village of Kirkby Fleetham, this beautifully presented and spacious bungalow offers flexible accommodation and attractive gardens. The property features a generous living room with multi-fuel stove, modern kitchen, dining room, and a conservatory added in 2022 overlooking the rear garden. There are three well-proportioned bedrooms, including a principal bedroom with en-suite, along with a stylish family bathroom. Externally, the property benefits from landscaped front and rear gardens, driveway parking, and an oversized single garage.

- Three Bedroom Bungalow
- Two Bathrooms
- Sought After Village Kirkby Fleetham
- Garage & Off-Street Parking

Offers Over £400,000

GET IN TOUCH

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DESCRIPTION

This beautifully presented and deceptively spacious bungalow is tucked away on a quiet cul-de-sac in the highly sought-after village of Kirkby Fleetham.

The property is entered via a UPVC door into a useful entrance porch with a front-facing window, leading through to a generous living room featuring a large picture window and a multi-fuel stove with a stone surround. Double doors open into the dining room, which in turn leads to a conservatory installed in 2022, offering lovely views over the rear garden. The kitchen, accessed from the dining room, is fitted with a modern range of cream wall and floor units complemented by laminate worktops and a stainless-steel sink and drainer. Integrated appliances include a double electric oven, microwave oven, induction hob with extractor over, and dishwasher, with plumbing for a washing machine neatly concealed within tall units. Doors from the kitchen provide access to both the rear garden and an oversized single garage.

The bungalow offers three well-proportioned bedrooms, two of which are comfortable doubles featuring fitted wardrobes, and a spacious single. The principal bedroom benefits from an en-suite shower room comprising a single shower enclosure, WC, and wash basin. The remaining bedrooms are served by a modern house bathroom with a panelled bath and shower over, WC, and wash basin.

Externally, the front garden is laid mainly to lawn with mature shrubs and trees, while a brick paved driveway provides off-street parking and leads to the large garage with up-and-over door, which also houses the oil-fired central heating boiler. The rear garden is enclosed by timber fencing and laid predominantly to lawn, featuring two paved patio areas, two timber sheds, an oil tank, a variety of mature shrubs and plants, and a Sycamore tree protected by a Tree Preservation Order.

LOCATION

Kirkby Fleetham is a picturesque and highly sought-after village nestled between the market towns of Northallerton and Bedale in North Yorkshire. Surrounded by beautiful countryside, the village offers a peaceful rural setting while remaining well connected via the A1(M) and nearby rail links. Local amenities include a popular village pub, church, and well-regarded primary school, with a strong sense of community and plenty of scenic walking routes nearby. Northallerton provides a wider range of shops, services,





and leisure facilities, while the stunning Yorkshire Dales and North York Moors National Parks are both within easy reach.

Charges

North Yorkshire Council Tax Band E.

Services

Mains electricity, water and drainage are connected. Oil-fired central heating boiler to radiators and also supplying hot water.

Tenure

The property is Freehold.

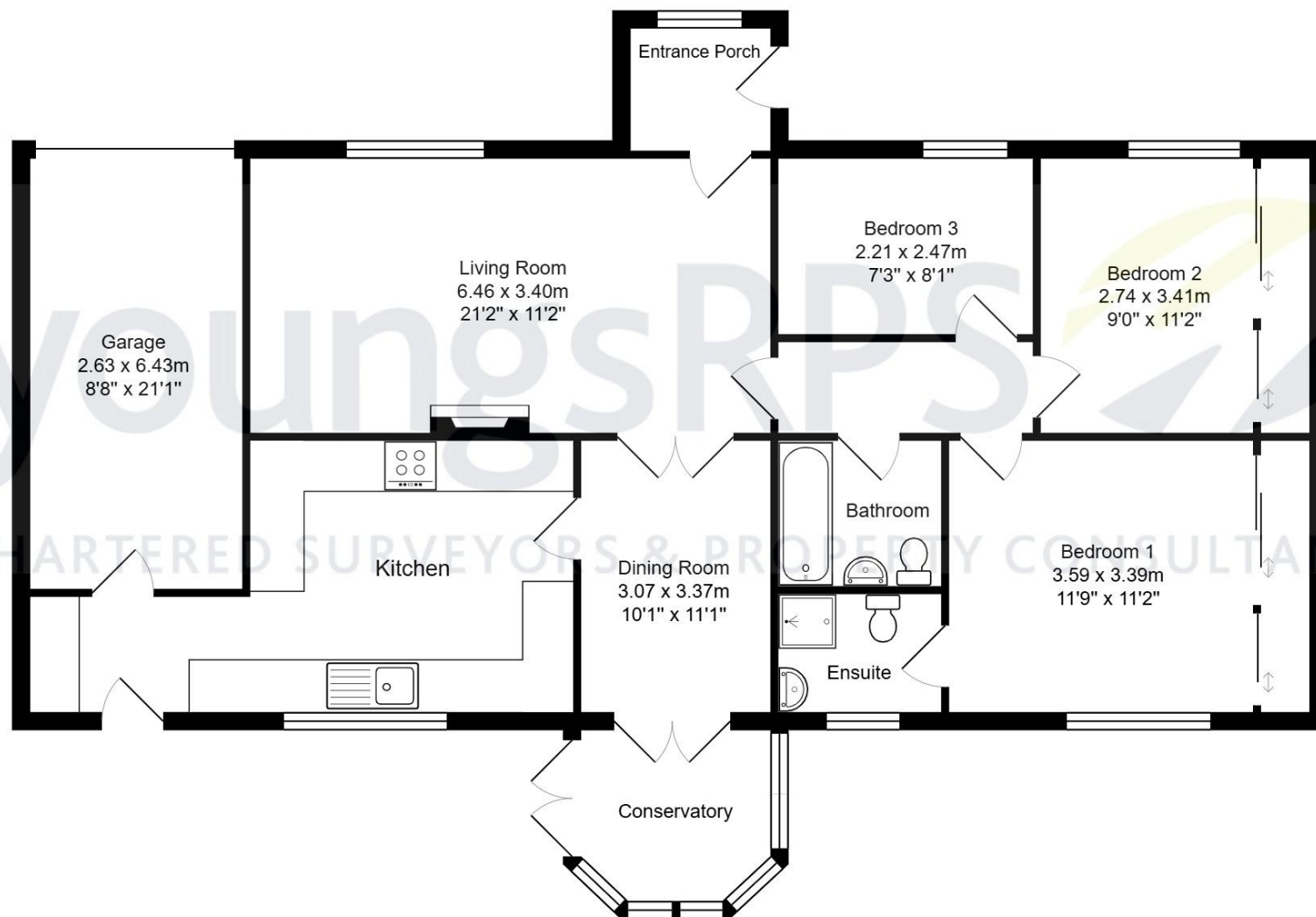
Viewings

By appointment with the Agents. Please contact 01609 773004.

Agent's Notes

Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.





All measurements are approximate and for display purposes only.

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