

PLOT 41 Summercroft Road, Hipswell, North Yorkshire, DL9 4NY

£319,950

marcus alderson estate agents

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The BEST EXCLUSIVE New Homes Location in the Area - LOCATION, CONVENIENCE & NEW HOME LIFE-STYLE with LEISURE, SHOPPING, ENTERTAINMENT & SCHOOLING for all ages on your doorstep.
SUPERB 4 BEDROOM DETACHED New Home with LIVING ROOM, superb 6.00m x 3.36m (19'8" x 11'0") equipped KITCHEN/DINING ROOM, UTILITY. Upstairs are 4 BEDROOMS, a large BATH/SHOWER ROOM & an EN SUITE. FULLY ENCLOSED REAR GARDEN....IDEAL FAMILY HOME (EFFICIENT 'B' Energy Rated) Good-sized Integral GARAGE, further parking & enclosed WEST Facing REAR GARDEN. Gas Central Heating & UPVC Double Glazing. ICW 10 Year Build Safe Structural Warranty - FREEHOLD.
Excellent access A1(M) & A66 at Scotch Corner, & mainline rail station at Darlington – LONDON Kings Cross about 2 hours 20 minutes. The area is ideal for WALKING, CYCLING etc & the SPECTACULAR DALES SCENERY speaks for itself. Historic Richmond market town is under 3 miles away.

7 GREAT REASONS to make this your next home – See aerial plan: The New £21 million Town Centre redevelopment (Completing this Winter) will transform the surrounding area - SEE Aerial Site Plan. There'll be a new TOWN CENTRE SCHEME (Under 10 minutes' walk; under 4 minutes by bicycle) & a rejuvenated 4-acre CORONATION WOODLAND PARK which will include landscaping improvements with accessible footpaths & cycleways to the New Town Centre leading to Richmond Road. There'll be a new, 3-storey COMMUNITY ENTERPRISE HUB hosting food & beverage kiosks, local community spaces & small business incubator offices, a CIVIC SQUARE & MINI PLAZA hosting community markets, food festivals etc, Sensory & Reflective Gardens, & an upgraded multi-age Play Area. SHOPPING & LEISURE: Princes Gate Retail & Leisure Centre (3 Swimming Pools), & Savoy 7-screen Cinema; Tesco, Aldi, & more.....

THE IMMEDIATE AREA

The New £21 million Town Centre redevelopment (Completing Winter 2026) will transform the surrounding area - SEE Aerial Site Plan. There'll be a new TOWN CENTRE SCHEME (Under 10 minutes' walk; under 4 minutes by bicycle) & a rejuvenated 4-acre CORONATION WOODLAND PARK which will include landscaping improvements with accessible footpaths & cycleways to the New Town Centre leading to Richmond Road. There'll be a new, 3-storey COMMUNITY ENTERPRISE HUB hosting food & beverage kiosks, local community spaces & small business incubator offices, a CIVIC SQUARE & MINI PLAZA hosting community markets, food festivals etc, Sensory & Reflective Gardens, & an upgraded multi-age Play Area. SHOPPING & LEISURE: Princes Gate Retail & Leisure Centre (3 Swimming Pools), & Savoy 7-screen Cinema; Tesco, Aldi, & more...

HALL

SITTING ROOM 4.20m x 4.18m max (13'9" x 13'8" max)

Feature bow window to front.

KITCHEN & DINING ROOM 6.00m x 3.36m (19'8" x 11'0")

Stylish range of soft-close wall & floor units with worktops & inset sink, integrated electric oven & gas hob with extractor over, microwave, fridge/freezer & dishwasher.

UTILITY 2.39m x 1.75m (7'10" x 5'8")

Worktops & inset sink with plumbing for washing machine & space for a tumble drier under.

WASHROOM/WC 2.00m x 1.04m (6'6" x 3'4")

Good-sized INTEGRAL GARAGE 6.00m x 2.98m (19'8" x 9'9")

(See below).

FIRST FLOOR LANDING

Built-in cupboard.

BEDROOM 1. 3.53m x 3.17m plus robes (11'6" x 10'4" plus robes)

PLUS built-in wardrobe.

EN SUITE 2.10m x 1.43m plus shower cubicle (6'10" x 4'8" plus shower cubicle)

BEDROOM 2. 3.58m x 2.49m plus robes (11'8" x 8'2" plus robes)

PLUS built-in wardrobe.

BEDROOM 3. 4.34m max x 3.17m (14'2" max x 10'4")

BEDROOM 4/STUDY 2.51m x 1.99m (8'2" x 6'6")

Large 'HOUSE' BATH/SHOWER ROOM 2.95m x 1.88m (9'8" x 6'2")

OUTSIDE

Good-sized INTEGRAL GARAGE 6.00m x 2.98m (19'8" x 9'9")

Strip-light & power.

GARDENS

Front Garden turfed open plan with block-set driveway. Enclosed WEST facing Rear Garden top soiled with textured concrete paved patio & perimeter paving.

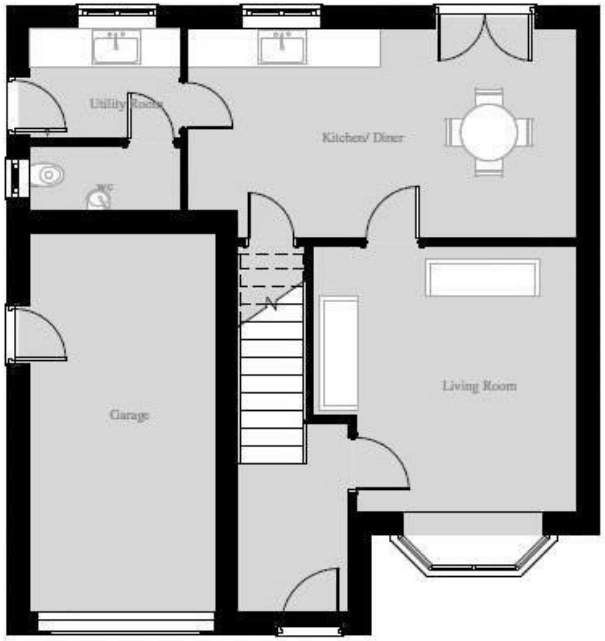
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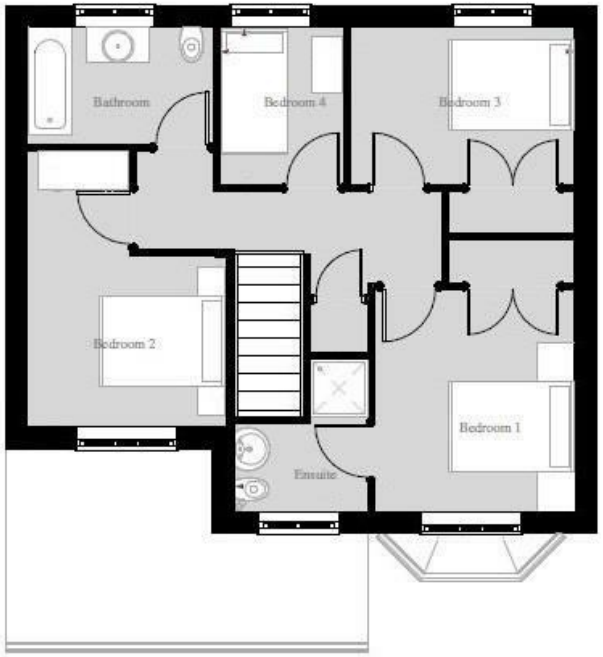
- Freehold
- Mains Water, Gas, Electricity & Drainage.
- GREEN FEES covering the communal green areas of circa £120 per year will apply.
- Council Tax Band: To be confirmed.
- The details outlined are an indication of the proposed specification. The developer reserves the right to alter any part of the development specification at any time.
- IMAGES ETC: Computer Generated Images (CGi's), Photographs, Artists Impressions & Floor Plans are for illustrative Purposes only.





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FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	








PLOT 41
Risedale Community College
Hipswell C of E Primary School
Hipswell Road
Park Cottage