



Welwyn Forcett, North Yorkshire, DL11 7RU  
**Offers in excess of £330,000**





## Welwyn Forcett, North Yorkshire, DL11 7RU

\*\*\* NEW PRICE\*\*\*A delightful THREE BED DETACHED BUNGALOW which is positioned on a corner plot within a cul-de-sac. The property offers the opportunity for further development and is offered to the market with NO ONWARD CHAIN - UPVC DG, Oil CH. The village of Forcett is within easy reach of the A66 and A1 road links including rail links from Darlington and Northallerton.

### ENTRANCE PORCH

UPVC front door with matching side window panels leading into the entrance porch. Laminated floor, ceiling coving, ceiling light and door to lounge/dining room.

### LOUNGE/DINING ROOM 6.61m max x 3.79m max narrowing to 2.29m (21'8" max x 12'5" max narrowing to 7'6")

Dual aspect room with UPVC windows to front and side bringing in an abundance of natural light. Two central heating radiators. The main focal point to this room is the feature fireplace with tiled canopy, open fire grate and slate side plinths. TV point, ceiling coving, telephone point and doors to kitchen. and inner hallway.

### KITCHEN 2.94m x 2.77m (9'7" x 9'1")

Single drainer fed by mixer tap, fitted with a range of base, drawer, wall and display units with work top surfaces. Electric cooker point, extractor hood, tiling to up stands and splash areas, counter top worktop which can be used as a breakfast bar. Serving hatch to dining area. Central heating radiator, ceiling coving, UPVC window to rear, glass door to the covered rear porch which leads to what was the former garage.

### COVERED REAR PORCH

Built in cupboard with plumbing for automatic washer, bench with water cylinder. Great storage area.

### FORMER GARAGE 5.00m x 2.57m (16'4" x 8'5")

UPVC windows to sides, work top with drawer and base units, floor standing oil fired boiler, power and light.

### INNER HALLWAY

Doors to bedrooms, separate w.c and family shower room.

### BEDROOM 1. 3.81m x 3.74m (12'5" x 12'3" )

UPVC window to side, central heating radiator, telephone point and ceiling coving.

### BEDROOM 2. 2.88m x 2.81m (9'5" x 9'2")

UPVC window to side and single radiator.

### BEDROOM 3. 3.01m x 2.69m (9'10" x 8'9")

UPVC window to side and central heating radiator.

### SEPARATE W.C

Low level w.c, UPVC window to side, tiling to walls.

### SHOWER ROOM

Walk in shower with folding glass screen, hand basin with mixer tap, white vertical towel rail. Tiling to walls, grip floor system, fitted wall mirror and UPVC window to side.

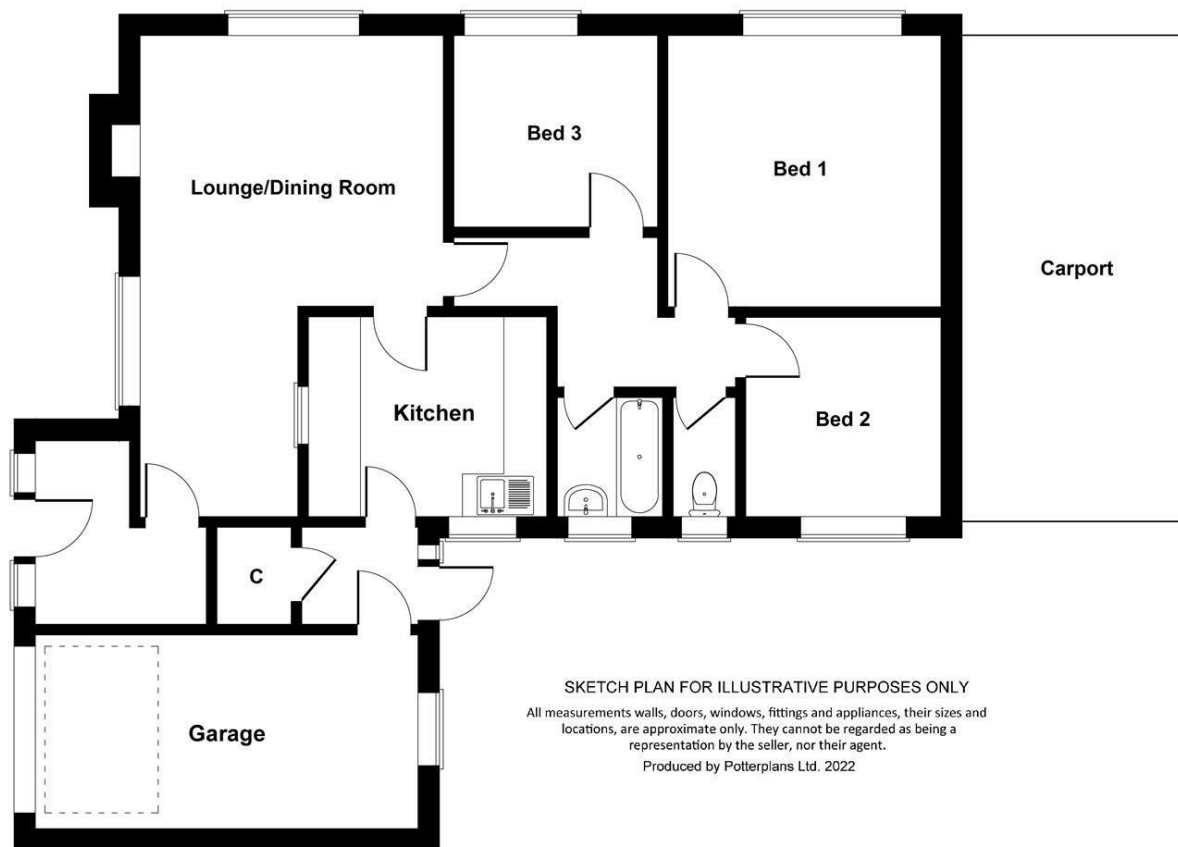
### EXTERNALLY

The property is situated on a corner plot having extensive lawns to the front and sides with established flower and shrub borders. Two driveways, the one to the right hand side would make an ideal spot for a camper van/ caravan. A further tarmac drive swings round to a carport having a light. There is a lawned garden to the side of the carport which could be used for extra parking or a vegetable plot. Wooden gate leading to the rear garden, with hard standing area having two timber sheds.

The rear garden has a concrete seating area, laid to lawn, greenhouse, established flower beds, hedging and fencing surrounds the garden making it very private.



**OFFERS IN EXCESS OF £330,000**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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