



**\*\* PROFESSIONAL VIRTUAL TOUR AVAILABLE \*\***  
**\*\* LARGE SCALE LINK-DETACHED BUNGALOW \*\* \*\* THOUGHTFULLY EXTENDED \*\***  
**\*\* SOUTH WEST FACING GARDEN \*\* \*\* HIGHLY SOUGHT AFTER VILLAGE LOCATION \*\***

A rare opportunity in today's market has arisen to acquire this substantial luxurious four bedroom and two bathroom link-detached bungalow located in the picturesque village of Sadberge where one can walk for miles and enjoy scenic beauty or in this case simply relax and unwind in the tranquil rear garden.

Considerable thought has gone into the layout to use this base in the best way possible providing versatile living accommodation with significant high quality improvements throughout with little regard for cost.

We anticipate demand to be high for this delightful four bedroom. A fabulous aspect to the bungalow is the open plan living perfect to maximise on family time. The hallway running to a fabulous family room with large skylights flooding the room with natural light in turn to the open plan kitchen/diner with eye-catching Brazilian granite work surfaces.

The south westerly facing garden is equally as impressive and has a sense of privacy and gentle ambience which is so often sought but not often found. This home is as impressive to look at as practical to live in, luxurious fixtures, fittings and sumptuous interior design.

In brief the accommodation comprises: entrance hall via composite front door with delightful open aspect to the entrance, reception/family room enjoying the large skylight. It is an excellent place to welcome friends and family into your home. The quality continues as you look through into the kitchen/diner once again perfect for the comings and goings of an active family life.

**Abbey Road, Sadberge, DL2 1SS**  
**4 Bedroom - Bungalow - Detached**  
**£375,000**  
**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: D**

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## Abbey Road, Sadberge, DL2 1SS

The impressive kitchen has been refurbished to an extremely high standard with modern units, Brazilian granite work surfaces and island which incorporates an electric ceramic hob and wine/champagne chiller, integrated appliances comprises: double electric oven, microwave, fridge/freezer and dishwasher. The high ceiling seamlessly runs through to a dining area with ample space for table and chairs.

We gently continue through to the sizable lounge which is both spacious yet cosy with large patio doors bringing the outside in. A useful laundry room, utility and ground floor W.C is situated off the lounge which features oak work surfaces, plumbing for automatic washing machine and modern wash hand basin and W.C.

The four well dressed bedrooms will appeal to a host of buyers the master having been tastefully decorated, bedroom two, three and four all of which are considered of good size. With bedrooms three and four enjoying Jack and Jill style en-suite showering facilities with a double walk-in shower, vanity wash hand basin and Velux window.

To complete the accommodation there is a luxurious contemporary family bathroom with bath and overhead rain head shower, wash hand basin W.C and style stone work tops.

### EXTERNALLY

There is a generous gravelled driveway allowing parking for multiple vehicles, pedestrian side access to the stunning landscaped rear garden, that south westerly aspect which many buyers are looking for gaining majority of the afternoon and evening sun. It is laid to lawn with raised bedding, with a delightful pond and water feature including Yorkshire stone, a generous patio area perfect for alfresco dining and a useful potting/storage shed.

Please Note: Council Tax Band D and Tenure is Freehold.

### ENTRANCE HALL

### RECEPTION/FAMILY ROOM

12'9" x 13'8" (3.91 x 4.17)

### KITCHEN/DINER

18'8" x 14'2" (narrowing to 8'6") (5.70 x 4.33 (narrowing to 2.61) )

### LOUNGE

18'8" x 13'8" (5.71 x 4.17)

### LAUNDRY ROOM

6'1" x 5'2" (1.87 x 1.59)

### UTILITY ROOM/W.C



## Abbey Road, Sadberge, DL2 1SS

### MASTER BEDROOM

12'3" x 13'1" (3.75 x 4.01)

### BEDROOM TWO

15'9" x 10'0" (4.81 x 3.06)

### BEDROOM THREE

10'0" x 11'10" (3.05 x 3.61)

### JACK AND JILL EN-SUITE SHOWER ROOM

10'0" x 11'10" (3.05 x 3.61)

### BEDROOM FOUR

10'0" x 9'3" (3.05 x 2.82)

### FAMILY BATHROOM/W.C

8'3" x 6'9" (2.54 x 2.08)

### FRONT ELEVATION

### REAR GARDEN

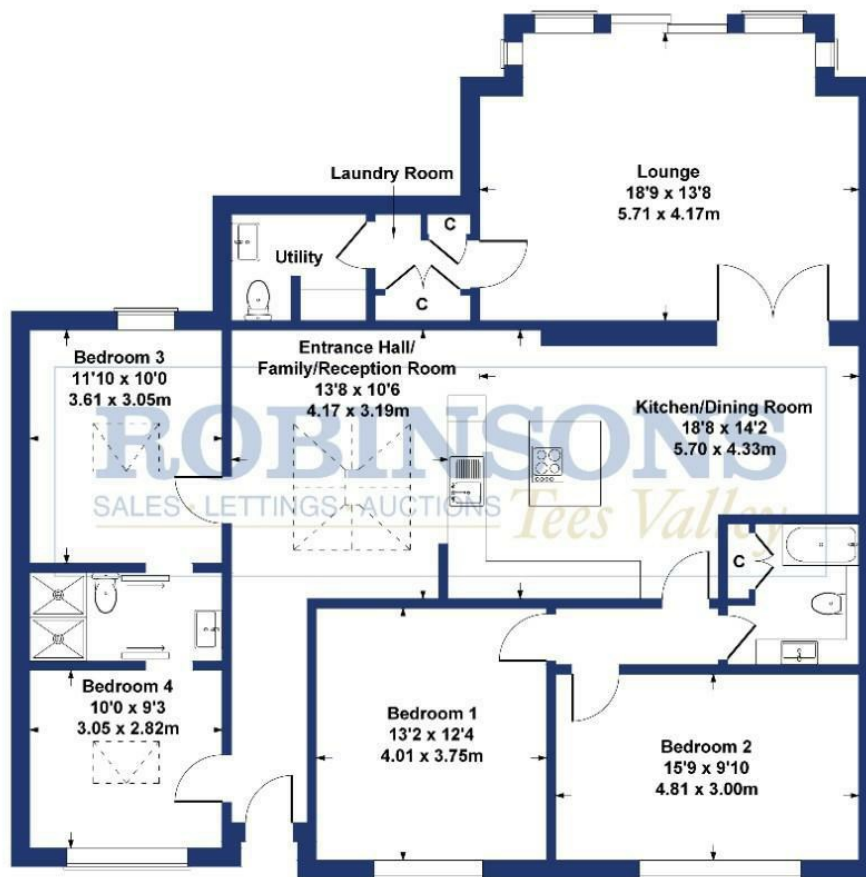


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating

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# Abbey Road

Approximate Gross Internal Area  
1536 sq ft - 143 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

| 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 |                         |           |
|                                             | 71                      | 80        |
| 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) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 |                         |           |
|                                                                 | EU Directive 2002/91/EC |           |

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