



4 FORCETT CLOSE
East Layton



GSC GRAYS

PROPERTY • ESTATES • LAND

4 FORCETT CLOSE

East Layton, North Yorkshire, DL11 7RH

A charming property located in the peaceful village of East Layton, North Yorkshire. This delightful house offers ample space with its five bedrooms, perfect for a growing family or those who love to have guests over.

One of the highlights of this property is the private garden providing a tranquil outdoor space where you can unwind and enjoy the peaceful setting as well as a nature garden to the front of the property. With a double garage and parking for up to five vehicles, parking will never be an issue.

LOCATION

Forcett Close is located in the small, rural North Yorkshire village of East Layton which is in a conservation area. Well located for commuting to the region, and easily accessible to the A66. There are shopping facilities at Mainsgill Farm Shop on the A66 and Scotch Corner Services.

The nearby historic market town of Richmond, which is a gate way to the Yorkshire Dales, offers a good range of amenities including national and local retailers, leisure centre, two secondary schools, and several primary schools. The station, a restored Victorian railway station, which features a restaurant, cinema and gallery is also home to a number of artists and food producers and is a popular attraction. Darlington is just over 10 miles away with larger retail outlets and a mainline railway station.



12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Ground Floor

Through the front door, you enter into the porch, which leads into the main entrance hall. To your left is the staircase for access to the first floor, with the downstairs toilet to your right. As you enter into the generously sized living room, you are met with an abundance of light provided by the two double-glazed windows overlooking the front elevation, as well as access to the conservatory to the rear of the living room. With in-built bookshelves, feature fireplace, and ample room for sofas and chairs, it is the perfect area to relax.

Moving through into the dining room, you are met with wooden flooring, and serving hatch into the kitchen, which is accessed via double wooden doors with glass panelling. The bespoke kitchen consists of custom matching wall and floor units, dishwasher, stainless steel sink and extractor fan, oven and electric hob. The kitchen provides access to the utility room with washing machine and tumble dryer, plenty of storage, and means of entry into the rear garden and garage.





First Floor

As you reach the first floor, you have a choice of five bedrooms, ideal for a family of any size. Immediately to your left is the first bedroom, consisting of integrated wardrobes and two double-paned windows overlooking the front of the house. Another bedroom is found directly opposite, with built-in storage and a large four-paned window with views of the rear garden.

Next door is a third bedroom overlooking the garden, which is adjacent to a large bedroom with a good-sized window providing an abundance of light. To the left of this room you will find the master bedroom, with sky light. As you walk into the family bathroom, you will find bespoke tiling, wash basin, double-paned frosted glass window and an integrated bath with overhead shower. Additionally, there is also a storage cupboard adjacent to the family bathroom.



Externally

To the exterior, there is an easily-maintained gravel and concrete paved area, with outdoor wooden dining table, pizza oven, and a collection of trees bordering the lawn and garden, providing a welcome element of privacy.

The garden is accessed from the utility room, and also from the conservatory, which is a stunning addition to the property, providing a light, airy space to relax and unwind.

Solar Panels

Please note that this property also has solar panels which are free from contract and included in the sale.

Garage

With an up and over door, power and light, and access from the utility room.

Additional Parking

As well as the double garage, and parking space large enough for for four cars on the private drive, there is a car port with lighting and power creating further parking to the right of the property, and a timber built storage shed.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority and Council Tax

North Yorkshire County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

Particulars

Particulars written in February 2024.

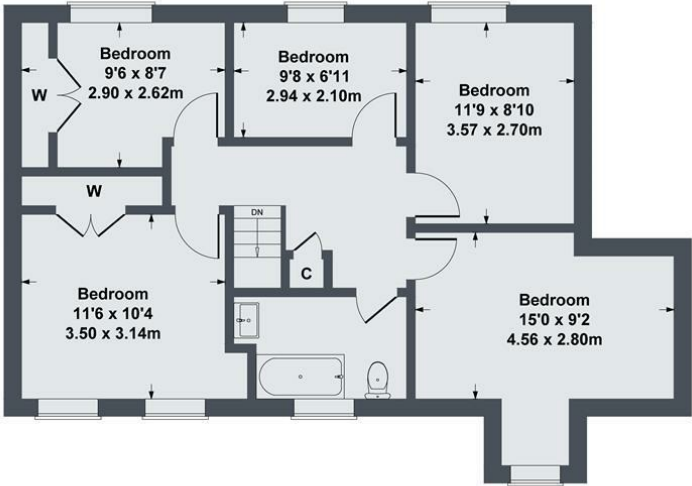
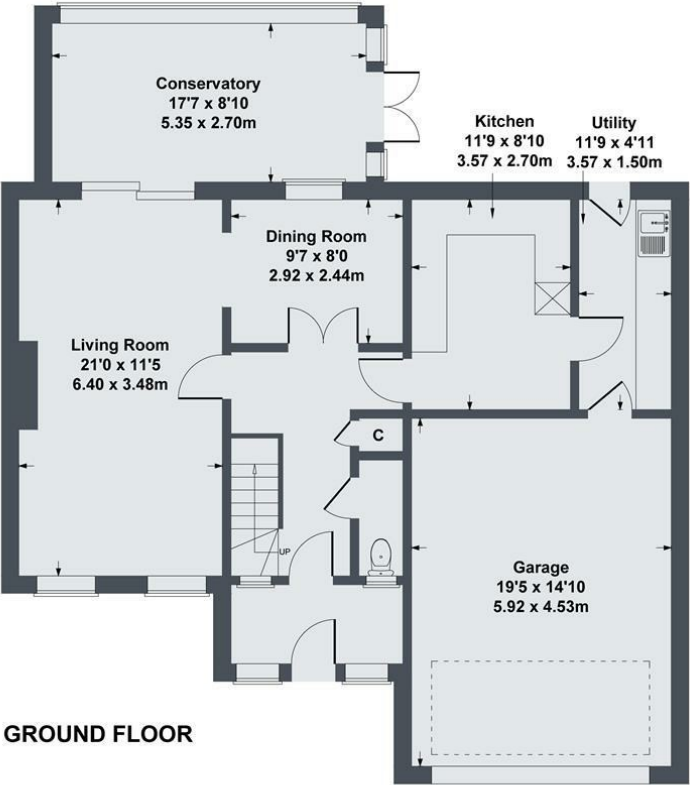
Photographs taken in February 2024.

Services and Other Information

Mains electricity, drainage, and water are connected. Oil fired central heating.

4 Forcett Close, East Layton, North Yorkshire

Approximate Gross Internal Area
1851 sq ft - 172 sq m

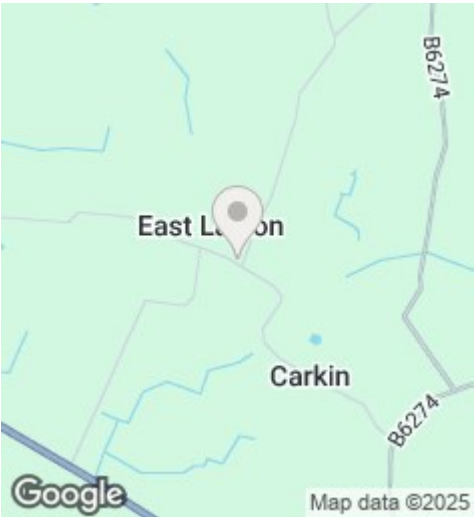


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024

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		



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
- All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.