

*Paddock End Carlton, Richmond, DL11 7AG*  
*Offers in the region of £500,000*



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Paddock End, is a charming and spacious 3-bedroom detached bungalow situated on a generous plot and offers an abundance of living space both inside and out. This beautifully maintained property offers an array of desirable features, making it the perfect family home.

As you enter, you are greeted by a spacious hallway which leads you into a large L-shaped lounge, perfect for relaxation and entertaining. The modern kitchen boasts sleek marble countertops, offering both style and functionality, and there is an additional second kitchen/garden room that opens onto the rear garden.

The bungalow features two generously sized double bedrooms, one of which benefits from an en-suite shower room with body jet shower, a third, large single bedroom offers flexibility for a guest room or home office. The family bathroom is a highlight, featuring a luxurious airbath for ultimate relaxation.

Externally, the property offers a large driveway with gated entry providing access to a large driveway with ample parking and a double garage. The front and rear gardens are designed for easy maintenance, allowing you to enjoy the outdoor space with minimal upkeep, and the addition of a separate workshop with adjoining summer room in the rear garden provide the perfect spaces for hobbies or a peaceful retreat.

Carlton is a picturesque hamlet located in Richmondshire, North Yorkshire, offering a tranquil rural lifestyle while being conveniently close to local amenities. The village is surrounded by stunning countryside, with the Yorkshire Dales National Park just a short drive away, making it an ideal location for those who enjoy outdoor activities such as walking, cycling, and horse riding. Nearby, the historic market towns of Richmond & Barnard Castle offer a range of local shops, restaurants, and cultural attractions.

The area is well-served by local schools, and there are excellent transport links, with easy access to the A1(M) & A(66), providing connections to the west coast and more locally major towns & cities including Richmond, Barnard Castle, Darlington, Northallerton, and York. The area is also well-served by reputable schools, making it an attractive choice for families.







- No Onward Chain
- Double Garage
- Detached Workshop
- Large Driveway
- Spacious Floorplan
- Rural Hamlet
- Motivated Seller
- Close to Good Road Links



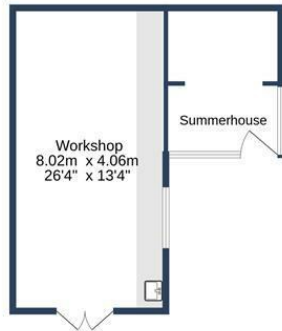






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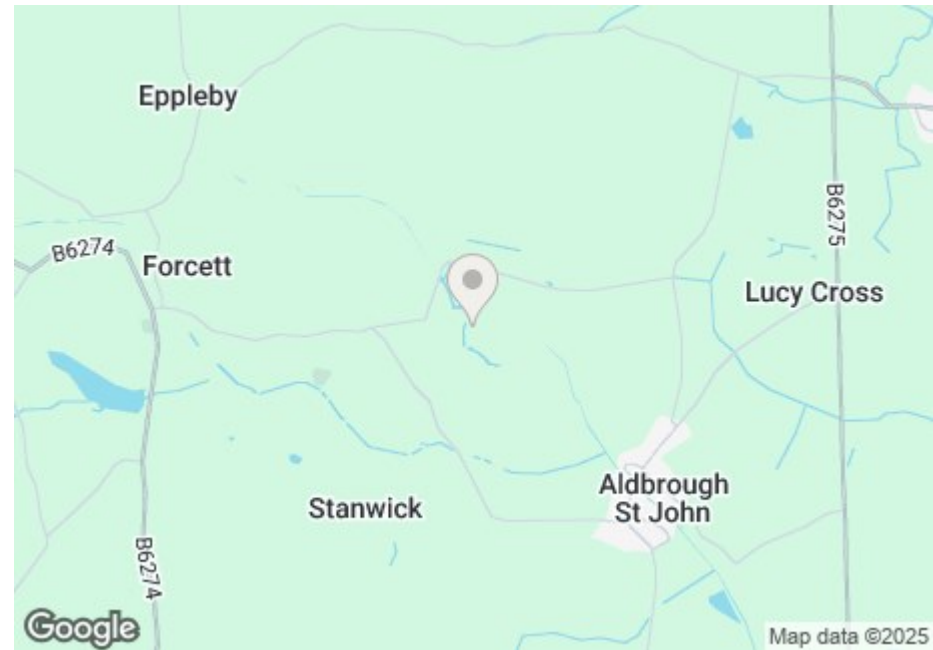
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         | <b>73</b> |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | <b>60</b>               |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

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

|   | Current                 | Potential |
|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |
| (92 plus) <b>A</b>  |                         | <b>73</b> |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  | <b>60</b>               |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |           |



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