

18 St. Johns Park, Aldbrough St. John, Richmond, DL11 7TW
Offers over £525,000



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Nestled in the picturesque village of Aldbrough St. John, Richmond, this extended three-bedroom detached bungalow is located in the sought-after cul-de-sac of St. Johns Park. This delightful home offers a perfect blend of modern living and countryside charm. The heart of the home is the expansive open-plan kitchen, dining, and family room, featuring a high-end Kutchenhaus kitchen with a stylish slate floor, oak bi-fold doors, and top-quality appliances. The spacious lounge is a haven of comfort, boasting engineered oak flooring and a cozy multi-fuel stove.

The property comprises two generously sized double bedrooms, one of which includes a luxurious ensuite with a freestanding bath, while the second bedroom offers ample space to add an ensuite if desired. A well-proportioned single bedroom, a fully tiled wet room with honed limestone, a study, and a large utility room complete the living spaces.

Outside, the bungalow benefits from a garage, a driveway, and beautifully maintained, highly private gardens that wrap around three sides of the property. The gardens feature mature planting, fruit trees, and a tranquil atmosphere. Recent upgrades include new electric heating installed approximately 18 months ago, featuring a Tesla water heater, as well as solid wood double-glazed windows and doors, ensuring both energy efficiency and aesthetic appeal.

Aldbrough St. John, Richmond, is a charming and serene location, perfect for those seeking the peace and beauty of rural living while still being within easy reach of modern amenities. Residents can enjoy leisurely walks along the picturesque countryside, explore local landmarks & nearby Market Towns.

With its friendly atmosphere, excellent local schools, and easy access to surrounding areas, the A1(M) and nearby A (66), Aldbrough St. John is a highly desirable place to live. Whilst Ideally located for commuting throughout the region the village does have its own well respected pub, The Stanwick Arms which is a cosy spot to meet the neighbours, Doctors surgery with dispensary, a visiting post office each Thursday and a thriving community centre located on the Green which runs numerous community activities.

The annual Aldbrough feast spans 7 days of fantastic activities during August each year and is a popular, not to be missed village experience. Located just 7 miles from the popular Market Town of Richmond which offers many top-class restaurants, pubs and tea shops, perfect for a spot of lunch, afternoon tea or a lazy supper, and the chance to browse the weekly market and monthly farmers' market with local produce and crafts is not to be missed.







- Extended 3 Bed Detached Bungalow
- Very Well Presented
- Quality Fixtures & Fittings
- Cul de sac position
- Popular village
- Spacious Floorplan





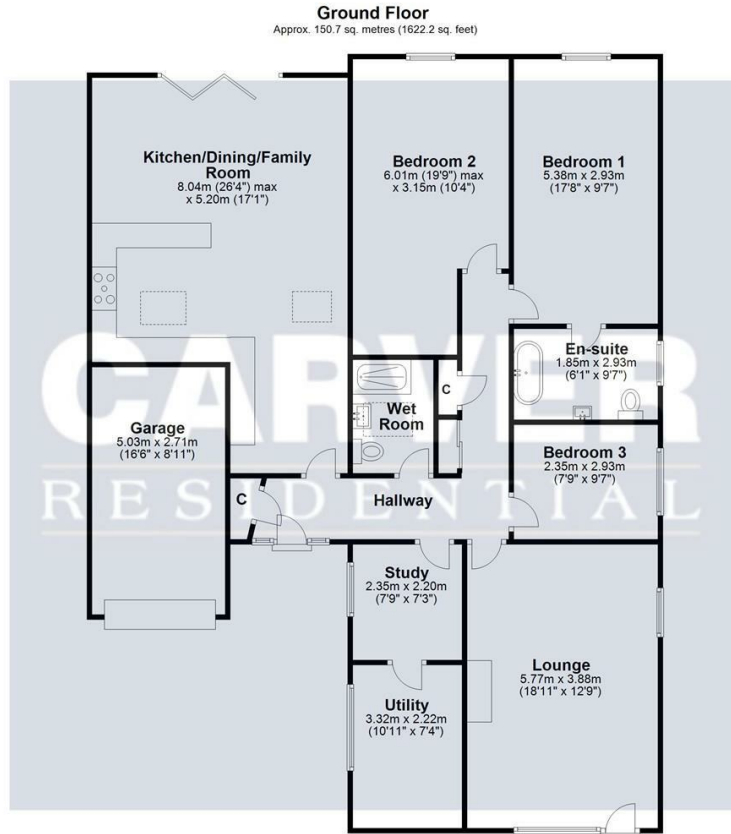




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Total area: approx. 150.7 sq. metres (1622.2 sq. feet)
Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd.
Plan produced using PlanUp.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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