



Keys Court, Eppleby, DL11 7AZ
4 Bed - House - Detached
O.I.R.O £585,000

Council Tax Band: New
Build
EPC Rating: B
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Keys Court, DL11 7AZ

- *** NO CHAIN SALE ***
- *** EV CHARGER, UNDER FLOOR HEATING, AIR SOURCE PUMP HEATING ***
- *** BEAUTIFUL VILLAGE LOCATION ***

Located within the charming village of Eppleby, Richmond, this stunning four bedroom detached family home, newly built in 2026 within the Keys Court Development to a very high standard, using local tradesmen. Eppleby village is located in the Richmondshire district of North Yorkshire, built around two village greens, with great community atmosphere and many local amenities including the Cross Keys public house, an award winning village shop and tea room and much more.

The property briefly comprises of; entrance hall, with a living room spanning over 19ft to the rear of the property, separate study / playroom at the front of the property, downstairs wc, open-plan kitchen / diner with breakfast island and state of the art fitted kitchen benefiting from Quartz worktops, integrated dishwasher, fridge/freezer, double oven, induction hob and instant boiling water tap. Off the kitchen is a good sized utility room with external access to the rear garden and integral access to the garage. The whole ground floor benefits from underfloor heating.

The first floor provides a landing, with four double bedrooms, (Master bedroom with en-suite shower room), and a stunning family bathroom, with beautiful views.

Externally, the property has ample of parking with a huge gravelled parking area to the front of the property and a well maintained lawn. In addition is a single garage to the side of the property with EV Charger and side access to the rear garden. The rear garden has a patio area and lawn, with beautiful views.

*** Photos are for Illustration Purposes Only. Contact Smith & Friends Darlington for further information. ***

GROUND FLOOR

Entrance Hall
15'10" x 6'0"

Living Room
12'9" x 19'8"

Downstairs WC
6'4" x 3'2"

Study / Playroom
9'10" x 9'10"

Kitchen / Diner
23'4" x 12'9"

Utility Room
6'10" x 7'1"

FIRST FLOOR

Landing
15'7" x 6'6"

Bedroom 1
11'2" x 12'11"

En-Suite
3'7" x 9'8"

Bedroom 2
11'4" x 12'9"

Bedroom 3
11'6" x 11'0"

Bedroom 4
7'8" x 12'11"

Family Bathroom
7'4" x 8'4"

SINGLE GARAGE
18'8" x 10'4"









Ground Floor



Floor 1

Approximate total area⁽¹⁾

1752 ft²

162.7 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	83	89
	EU Directive 2002/91/EC	

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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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