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**Northallerton**  
**Estate**  
**Agency** 

**15 BEECH CLOSE**  
**SCRUTON, NORTHALLERTON DL70TU**



**A Generously Proportioned & Attractively Presented, Superbly Situated Substantial 4-Bedroomed Detached Family House in Much Sought After & Highly Desirable Village Location**

**UPVC Sealed Unit Double Glazing**  
**Gas Fired Central Heating**  
**4 Double Bedrooms**  
**Integral Garage**

**Quality En Suite Shower Room to Master**  
**Quality Constructed Conservatory**  
**Gardens to Front & Rear**  
**Enjoying a Nice Degree of Privacy**

**Offers in the Region of £325,000**

# 15 Beech Close, Scruton, Northallerton DL7 0TU

## SITUATION

Northallerton	6 miles	Catterick	10 miles
A.19	13 miles	A.1	3 miles
Bedale	4 miles	Richmond	9 miles
York	25 miles	Darlington	18 miles
Teesside	20 miles	Leeds	35 miles
Yarm	20 miles	Ripon	12 miles

(All distances are approximate)

**15 Beech Close** is nicely situated in a quiet location in this much sought after and highly desirable rural village of Scruton representing an attractive rural/residential village midway between Northallerton, Bedale and Richmond.

The property is excellently positioned within the village and is close to attractive open countryside. The village and property are within easy commuting distance of the local market towns of Northallerton and Bedale where a full and comprehensive range of educational, recreational and medical facilities can be found together with good High Street shopping and twice weekly markets. Additionally at Northallerton there is a main line train station linking London to Edinburgh and bringing London within some 2 ½ hours commuting time. Additionally via the Transpennine route that also calls at Northallerton there is access to York, Leeds, Manchester, Liverpool and direct access to Manchester Airport. Other international airports can be found at Teesside, Leeds/Bradford and Newcastle.

The property is well located for commuting being within easy reach of the A.1 trunk road which feeds into the A.19, A66 and has excellent links to the main arterial road networks of the UK.

This area of North Yorkshire lies between the North Yorkshire Dales and North Yorkshire Moors National Parks where much renowned walking, cycling, riding and leisure activities can be found and additionally the property is approximately an hour from the coast at Scarborough, Whitby and Redcar.

## AMENITIES

**Shooting & Fishing** - the property is attractively placed in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales National Park and close to local rivers and ponds.

**Hospitals** – the Friarage Hospital is located in Northallerton. James Cook is within easy travelling distance.

**Schools** - the area is well served by good state and independent schools. The property lies within easy commuting distance of local Primary Schools at Kirkby Fleetham and Morton on Swale and there are additional Primary Schools at Northallerton and Bedale. Local comprehensive schools can be found at Northallerton, Bedale, Thirsk and Richmond, whilst independent schools can be found at Yarm, Teesside, Polam Hall at Darlington, Ampleforth, Queen Mary's at Baldersby and Ripon Grammar.

**Racing** - Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

**Golf** – Romanby (Northallerton), Bedale, Catterick, Thirsk, Darlington and Masham.

**Walking & Cycling** - the area is well served for attractive walking and cycling being amidst particularly attractive countryside and scenery around Scruton and extending out to the surrounding villages.

**Leisure Centres** - Bedale, Northallerton, Richmond and Darlington.

## DESCRIPTION

**15 Beech Close, Scruton** comprises a brick built with clay pantile roof substantial 4-bedroomed detached family house situated in a very quiet cul de sac well set back from any minor roads and enjoying an attractive position looking out onto a central village green. The property is approached from the front onto an open concrete driveway offering hardstanding for two vehicles and giving access to an integral garage. The front of the property is completed with a chippings area and laid stone pathway to the front door with lawned garden and shrub inset and low level post and plank fencing running into conifer hedge which continues down the side of the property. To the left side is a wrought iron gate giving access to a small inner courtyard area which enjoys separate door to utility room.

The property enjoys a south facing rear garden which is quiet, enjoys a high degree of privacy and there is an attractive area of patios opening out onto central shrubberies, lawned garden and further seating area. The rear is post and panelled fenced with hedge backing.

Internally the property enjoys well laid out and spacious immaculately presented 4-bedroomed family accommodation with on the ground floor entrance vestibule and hall giving access to open plan living area, nicely delineated into sitting and dining with direct access to conservatory at rear which has lovely views over the garden. Additionally off the living room is access to a good sized breakfast kitchen which is well appointed with nice fitted kitchen having NEFF appliances and a useful utility room as mentioned. On the first floor there are four double bedrooms with the master enjoying a superbly appointed en suite shower room and completing the first floor is a good sized family bathroom with Mira mains shower over bath.

The offering of **15 Beech Close at Scruton** presents an opportunity for the discerning purchaser to acquire a substantial, well-appointed modern property in a village location which enjoys a superb rural position but is not isolated and enjoys good commuting to the local and national centres of commerce.

Early inspection recommended to fully appreciate the property, its presentation and position.

## ACCOMMODATION

In through UPVC sealed unit double glazed front door with two upper clear glazed panels and lights to side into:

### Entrance Vestibule

**1.93m x 1.34m (6'4" x 4'5")**

With a laid wood laminate floor. Exposed brick walls. Glazed to two sides for a nice degree of natural light. Painted panelled ceiling and centre light point. In through full height opaque double glazed door into:

### Entrance Hall

**2.94m x 2.15m (9'8" x 7'1") narrowing to 1.22 (4')**

With coved ceiling. Centre ceiling light point. Radiator. Stairs to first floor. Door to understairs store cupboard.

### Downstairs WC

**1.90m x 1.01m (6'3" x 3'4")**

Mini coved ceiling. Centre light point. Low level WC. Wall mounted half-moon wash basin with tiled splashback. Glass shelf with mirror above. Single radiator.

Door from Entrance Hall leads into:

### L Shaped Open Plan Lounge Diner

**4.55m x 6.47m (18'7" x 21'3")**

Nicely delineated into sitting and dining area.

### Dining Area

**4.08m x 3.12m (13'5" x 10'3") max**

Coved ceiling. Centre light point. Fitted dado rail. Radiator. Opening into:

### Sitting Area

**6.47m x 3.47m (21'3" x 11'5") max**

With coved ceiling. Centre ceiling light point. Fitted dado rail. Radiator. Feature fireplace comprising stained and polished mahogany surround and mantel shelf. Cut marble hearth and backplate with an inset brass surrounding living flame gas fired. TV and telephone points and full height sliding patio doors through to:

### Conservatory

**3.68m x 2.66m (12'1" x 8'9")**

With quality wood laminate floor. On a brick base with hardwood sealed unit double glazed windows and thermalactic ceiling. French doors out to rear patio and gardens. Power points and TV point.

Door from Dining Area leads into:

### Breakfast Kitchen

**4.08m x 3.20m (13'5" x 10'6")**

With a tile effect floor. Ceiling light point. Coved ceiling. An attractive fitted kitchen comprising oak fronted range of base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over.

Work surface inset four ring Schott ceran NEFF electric hob. Built in NEFF brushed steel and glass double oven and grill. Space and plumbing for dishwasher. Space and point for fridge freezer. Harlequin tiled splashbacks. Unit matched extractor over hob. Work surface matched breakfast bar. Radiator. Twin windows to rear of room has nice view over patio and gardens. Door from kitchen leads to:

### Utility Room

**3.55m x 2.13m (11'8" x 7')**

With UPVC sealed unit double glazed door to front and rear enjoying upper clear glass panels with lights to side. Internally there is tile effect floor. Centre ceiling light point. Range of base and wall cupboards with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Space and plumbing for washing machine, space above for dryer. Space for additional appliances, fridges, freezers etc. Painted tiled walls. Double radiator.

**Stairs to First Floor** with painted balustrade and spindles leading up to:

### First Floor Landing

**3.96m x 2.05m (13' x 6'9")**

Giving access to all bedrooms and bathroom. Attic access. Window.

### En Suite Master Bedroom

**3.83m x 3.05m (12'7" x 10')**

With mini coved ceiling. Centre ceiling light point. Radiator. TV point and socket. Built in double wardrobe with twin doors to front. Door through to:

### En Suite Shower Room

**3.15m x 2.08m (10'4" x 6'10")**

With tiled floor. Fully tiled shower cubicle with good sized shaped shower tray. Mira XL mains shower. Fitted Roman curved shower screen. Unit matched duo flush WC, bidet and unit inset wash basin with mixer tap over, cupboard and drawer storage beneath. Inset ceiling light spots. Wall mounted extractor. Chrome heated towel rail.

### Bedroom No. 2

**3.37m x 3.47m (11'1" x 11'5") max plus half wall length double wardrobe**

With centre ceiling light point. Radiator.

### Bedroom No. 3

**3.50m x 2.81m (11'6" x 9'3") max**

Centre ceiling light point. Twin windows looking out to front and over to the village green area. Mini coved ceiling.

### Bedroom No. 4

**2.30m x 3.01m (7'7" x 9'11")**

Mini coved ceiling. Centre light point. Radiator. Twin windows looking out onto green area.

## Family Bathroom

2.35m x 2.18m (7'9" x 7'2")

Fully tiled walls. Polished pine panelled ceiling with centre light point. Bath. Mira XL mains shower over. Fitted curved glass shower screen. Matching pedestal wash basin and WC. Wall mounted mirror. Wood laminate floor. Built in linen cupboard with upper shelving.

## Integral Garage

4.98m x 3.20m (16'4" x 10'6")

Twin hinged doors to front. Concrete floor. Centre light point. Numerous power points. Upper storage. Fitted shelving. Worcester gas fired combination central heating boiler.

## Gardens

At the front is a concrete driveway offering hardstanding for two vehicles and giving access to an integral garage. There is a chippings area to the front and a laid stone pathway to the front door to the side of which is a lawn with shrub inset and there is low level post and plank fencing which then goes into conifer hedge running down the side and around to the rear. To the other side is a wrought iron gate which leads to a separate utility room.

The rear garden is an attractive area of patios opening out to central shrubberies, lawned garden and further seating areas. There is post and panel fencing and borders which are hedged back.

## GENERAL REMARKS & STIPULATIONS

### VIEWING:

By appointment through Northallerton Estate Agency – Tel: (01609) 771959

### TENURE:

Freehold With vacant possession upon completion.

### SERVICES:

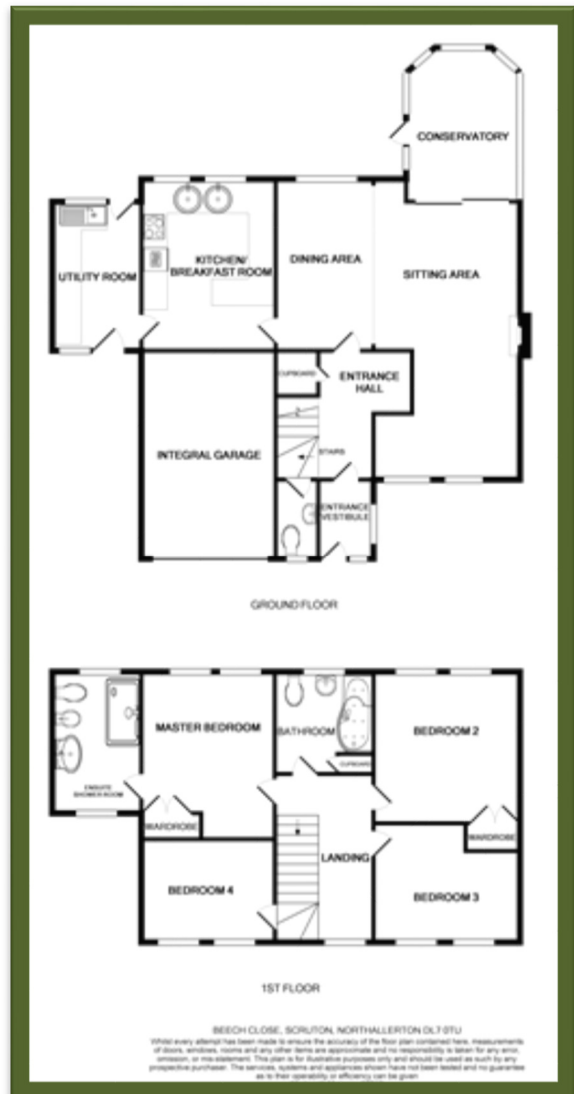
Mains Water, Electricity, Gas & Drainage.

### LOCAL AUTHORITY:

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

### COUNCIL TAX BAND:

The council tax band is **E**. The current annual charge is **£2047.79**.







**COMMITMENT**

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- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
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- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

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