

S.4791

APRIL ROSE
SCRUTON, NORTHALLERTON DL7 0RG



A Well Laid Out, Immaculately Presented, Generously Proportioned 4-Bedroomed Detached Bungalow in Much Sought After & Highly Desirable Rural Village Location

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Four Double Bedrooms
- Attached / Integral Double Tandem Garage
- Quality En Suite Shower Room to Master
- Large, Generously Proportioned Plot

Offers in the Region of £395,000

CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

April Rose, Scruton, Northallerton DL7 0RG

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)

April Rose at Scruton is nicely situated in a quiet location nicely set back from the minor road that runs through the 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 and indeed looks out to rear over the adjacent parkland.

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.

DESCRIPTION

April Rose at Scruton a substantial detached 4-bedroomed bungalow situated on a large plot with lawned gardens to front and rear in a superb village location enjoying a high degree of privacy and tremendous views to the rear over open countryside.

The property is approached via a south facing front boundary with stone wall and access through a five bar gate onto concrete and then onto block paved driveway offering hardstanding for three vehicles with a flagged area off to the side offering additional parking and access to the garage. The front garden is lawned with deep shrub border with mature shrubs adjacent to the front wall. The front boundaries are privet hedging and post and rail and a natural stone flagged path proceeds across the front of the property and has steps up to the front door. The path proceeds around to the rear where there is a seating area and also a shed and greenhouse. The rear garden is of a particularly good size, laid to lawn with inset shrubberies. There is a mix of post and rail, plank and panel fencing with trellising to the rear of the property enjoying uninterrupted views across the parkland.

Internally, the property enjoys the benefit of well laid out, immaculately presented accommodation which enjoys UPVC sealed unit double glazing and gas fired central heating. The accommodation is generously proportioned with an En Suite Master Bedroom, particularly large lounge, separate dining room, three further bedrooms and large cloak/ office together with family shower room. Internally all the doors are polished limed pine. Early inspection is particularly recommended to appreciate the property, its position, presentation and potential.

ACCOMMODATION

In up stone step through UPVC sealed unit double glazed front door with upper etched glass panel into:

Entrance Vestibule
1.32m x 1.13m (4'4" x 3'9")

With a coved ceiling. Centre ceiling light point. Internal opaque glazed door gives access to:

Entrance Hall
3.22m x 1.32m (10'7" x 4'4")

With a coved ceiling giving access to:

Inner Hallway
3.71m x 1.18m (12'2" x 3'11")

Continuation of the coved ceiling. Radiator. Access to:

Sitting Room
7.03m x 4.11m (23'1" x 13'6")

With mini coved ceiling. Two centre ceiling light points. Two double radiators. TV point. Feature fireplace comprising carved pine surround and mantel shelf. Cut marble hearth and backplate. Hearth mounted Canon Coleridge BF living flame gas fire. Full height glazed French doors through to:

Dining Room
4.27m x 3.35m (14' x 11')

With mini coved ceiling. Four wall light points. Double radiator. UPVC sealed unit double glazed French door out to rear with clear glazed light to side providing a lot of natural light and offering superb views out onto the large rear garden and across the adjacent parkland.

Kitchen
7.49m x 2.69m (24'7" x 8'10") narrowing to 1.91 (6'3")

It enjoys a particularly extensive range of light beech fronted base and wall cupboards with Corian granite effect work surfaces having 1 ½ bowl single drainer stainless steel sink unit with mixer tap over. Wood laminate floor. Space and plumbing for dishwasher, Bosch dishwasher also in place. Part pine panelled walls. Space and point for gas/electric cooker with an inset Rangemaster Toledo stove with five ring burner incorporating hotplate. Double oven and separate grill. Space and point for fridge freezer. Unit matched display shelving. Door to rear gives access to a rear:

Rear Entrance / Utility Area
2.69m x 1.08m (8'10" x 3'7")

With a tiled floor. Space and plumbing for washing machine. Panelled ceiling with ceiling light point. UPVC sealed unit double glazed door out with large double-glazed windows to side with tremendous views out onto rear garden. Door into En Suite Bedroom.

Off the Entrance Hall access to:

Bedroom No. 3
3.12m x 2.86m (10'3" x 9'5")

With coved ceiling. Centre ceiling light point. Radiator.

Bedroom No. 2
3.88m x 3.20m (12'9" x 10'6") max into wall length fitted bedroom furniture

Light oak with two double wardrobes, additional twin single wardrobes, central three drawer chest of drawers with dressing table mirrored back. Double radiator. Coved ceiling. Centre ceiling light point.

Family Shower Room**2.66m x 1.75m (8'9" x 5'9")**

Fully tiled walls. Coved ceiling. Flush mounted light point. Manrose extractor. Fully tiled shower cubicle with pivoted roman door. Internal Derby thermostatically controlled mains shower. Matching pedestal wash basin. Duoflush WC. Wall mounted heated towel rail. Wall mounted shaver socket. Bathroom cabinet.

Rear Hallway**2.84m x 0.96m (9'4" x 3'2")**

With attic access. Coved ceiling. Ceiling light point. Access to:

Master Bedroom**2.99m x 5.64m (9'10" x 18'6")**

Coved ceiling. Two ceiling light points. Two double radiators. TV point. Tremendous views out over rear garden and parkland. Door to:

En Suite Shower Room**2.54m x 1.47m (8'4" x 4'10")**

Fully tiled with an easy access shower cubicle having thermostatically controlled mains bar shower with drench head over and shower attachment. Sliding door. Unit inset wash basin with mixer tap over, cupboard storage beneath. Duoflush WC. Wall mounted heated towel rail. Flush mounted ceiling light point.

Bedroom No. 4**3.07m x 2.86m (10'1" x 9'5")**

With a fitted range of bedroom furniture comprising single wardrobe, dressing table with adjacent three drawer chest. Radiator. Ceiling light point. Coved ceiling.

Cloak Room /Office /**3.01m x 1.80m (9'11" x 5'11")**

Was a dressing room, now fitted out as store room with extensive oak furniture offering tremendous storage with central dressing table. Ceiling light point. BT Openreach socket.

Door through to Garage.

Fully Boarded Attic

Gas fired central heating and hot water boiler. Controls downstairs to equalising pressure.

Garage**9.77m x 2.59 (32'1" x 8'6")**

Concrete with electrically operated door to front. Built in workbench to rear. Light and power.

OUTSIDE**Gardens**

The front garden is lawned with deep shrub border with mature shrubs adjacent to the front wall. The front boundaries are privet hedging and post and rail and a natural stone flagged path proceeds across the front of the property and has steps up to the front door. The path proceeds around to the rear where there is a seating area and also a shed and greenhouse. The rear garden is of a particularly good size, laid to lawn with inset shrubberies. There is a mix of post and rail, plank and panel fencing with trellising to the rear of the property enjoying uninterrupted views across the parkland.

Greenhouse**3.66m x 2.59m (12' x 8'6")**

With two distinct beds which are concrete block fronted and there is a vine.

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.

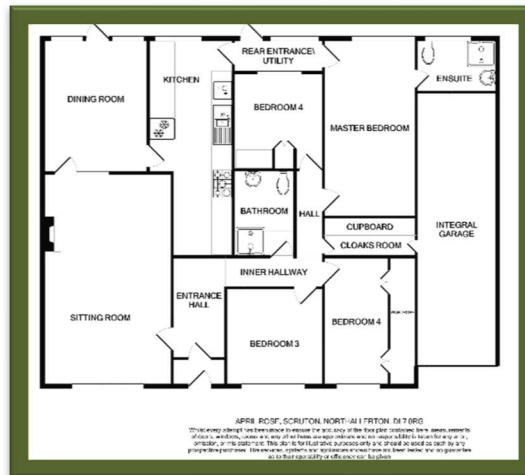
LOCAL AUTHORITY:

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 **£2248.99**.





COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- 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.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- 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 important 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.