

Cooper Lane Potto DL6 3HE



Lovely Detached Dormer Bungalow in a Rural Location providing easy access to the A19. Ideal Family Home set in a Quiet North Yorkshire Village surrounded by Attractive Countryside.

- Detached Bungalow
- Garage
- Village Location
- Dormer
- 4 Bedrooms
- Gardens to Front & Rear
- Chain Free
- 2 Ensuite Bedrooms

Offers In The Region Of £400,000

Cooper Lane at Potto represents a quiet and attractively situated, desirable small scale residential development within a rural village situated within convenient travelling distance of the A.19 giving access to Thirsk, Northallerton, Middlesbrough and Stokesley, all of which enjoy an excellent range of amenities and there are more local amenities to be found at Hutton Rudby, Swainby and Osmotherley. The property sits within an area of particularly attractive countryside offering excellent walking, cycling and outdoor activities. The local market towns of Stokesley, Northallerton and Thirsk enjoys a comprehensive range of educational, recreational, and medical facilities together with good High Street shopping and weekly markets.

The property comprises a brick built with clay pantile roof 4 bedroomed detached dormer bungalow situated on a nice sized plot enjoying the benefit of UPVC sealed unit double glazing and oil-fired central heating. The property is approached from the front and is arranged behind hedging with a lawned front garden with a clematis boundary between the front garden and chippings hardstanding. The hardstanding comes in from the front and gives access to one of a pair of semi-detached garages and the chippings continue to the side of the property onto a flagged areas past raised bed and step up to an extensive flagged rear patio area with low level stone wall. Through the stone wall there is step up to the main rear garden which is lawned. The rear garden enjoys post and rail boundary which is predominantly hedged back giving a high degree of privacy and the rear garden would give scope for extension.

ACCOMMODATION

In from the front off the chippings driveway onto a flagged front area and in through UPVC sealed unit double glazed front door with central leaded and coloured glazed light into:

Entrance Vestibule

1.37m x 0.89m (4'6" x 2'11")

On a quarry tiled floor with two inset ceiling light points. Through multi pane opaque glazed door into:

Entrance Hall

1.54m x 6.90m (5'1" x 22'8") overall

Wood laminate floor. Coved ceiling. Inset ceiling light spots. Deep built in cloaks cupboard with hanging rails and useful shelved storage above. Wood and wrought iron stairs to first floor.

From the Entrance Hall are French doors with clear glass into:

Sitting Room

4.69m x 3.62m (15'5" x 11'11")

With a coved ceiling. Centre ceiling light point. Feature fireplace comprising tiled hearth and backplate. Hearth mounted multi burning stove. Twin archways give access to:

Dining Room

2.71m x 5.79m (8'11" x 19')

Enjoying the benefit of two radiators. Ceiling light point. Wood laminate flooring. Full height UPVC double glazed French door out to side patio. Archway from this room gives access into:

Dining Kitchen

4.08m x 3.60m (13'5" x 11'10")

Enjoying a range of base and wall cupboards. Granite work surfaces with inset 1 1/2 bowl twin drainer sink unit with mixer tap over. Unit inset Ariston four ring brushed steel hob with Ariston oven and hob beneath. Space and plumbing for washing machine. Built in fridge and freezer with unit matched doors to front. Tiled splashback. Coved ceiling. Inset ceiling light spots. Extractor over hob. Full height French doors out to rear giving access to patio and gardens. Radiator.

Off the Entrance Hall is access to:

Bedroom No. 2

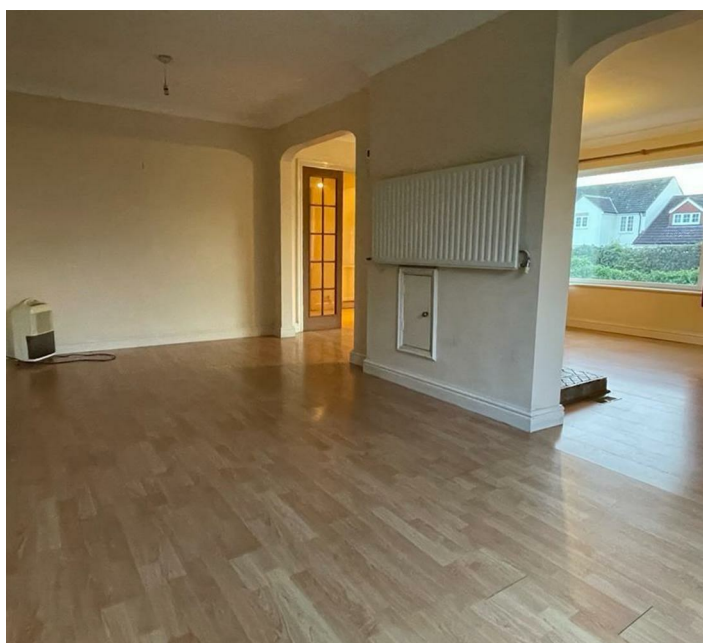
3.93m x 3.32m (12'11" x 10'11")

Wood laminate floor. Coved ceiling. Centre ceiling light point. Radiator. Fitted wardrobes with sliding doors to front. Full height central dressing mirror. Inset shelving and hanging. Radiator.

Bathroom

3.45m x 1.79m (11'4" x 5'11")

Wood laminate floor. White suite comprising tiled panelled bath with full tiling around. Wall mounted Bristain thermostatically controlled mains shower. Fitted pivoted shower screen. Matching pedestal wash basin, WC and bidet. Wall mounted shaver socket. Coved ceiling with inset ceiling light spots. Inset ceiling extractor. Wall mounted Myson heated towel rail. Built in shelved linen cupboard with additional cupboard storage above.



Master Bedroom
4.42m x 3.60m (14'6" x 11'10") max into wall length mirror fronted, sliding door wardrobes.
Wood laminate floor. Coved ceiling. Inset ceiling light spots. Double radiator. TV point. Concertina doors into:

En Suite Shower Room
1.08m x 3.45m (3'7" x 11'4") overall
Into full tiled shower cubicle with pivoted front door. Mira Technology Essentials electric shower. Matching pedestal. WC. Fully tiled walls. Wall mounted shaver socket. Inset ceiling light spots. Extractor. Wall mounted heated towel rail. Recessed glass shelving.

Bedroom No. 3
2.81m x 3.57m (9'3" x 11'9") max overall.
Wood laminate floor. Coved ceiling. Centre ceiling light point. Window overlooking rear garden.

Stairs to First Floor which are wood and wrought iron leading up to:

Bedroom No. 4
5.43m x 3.10m (17'10" x 10'2")
With six Velux roof lights. Two double radiators. Four wall light points. Door to undereaves storage. Door to airing cupboard and further storage. Door to:

En Suite Shower Room
3.12m x 1.57m (10'3" x 5'2")
With wood laminate floor. Shower panelled cubicle with a Triton Amber 3 electric shower. Matching pedestal wash basin and duoflush WC. Wall mounted extractor. Wall mounted light. Wall mounted heated towel rail. Velux roof light.

In onto chippings driveway which gives access to:

Garage
2.49m x 4.64m (8'2" x 15'3")
Semi detached, stone built. Clay pantile roof. Up and over door to front, pedestrian door to rear. On a concrete base with eaves storage.

To the rear of the garage there is space and base for an oil tank and there is a bunded oil tank on a plinth.

GENERAL REMARKS & STIPULATIONS

VIEWING
Strictly by appointment with the Agents, Northallerton
Estate Agency – Tel: (01609) 771959.

TENURE
Freehold with Vacant Possession upon completion.

SERVICES
Mains Water & Electric

LOCAL AUTHORITY
North Yorkshire Council

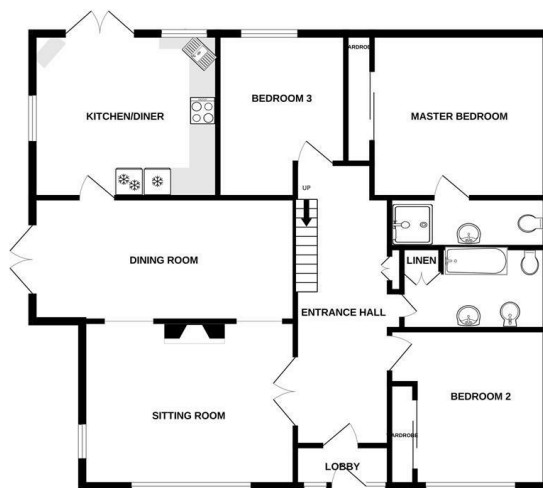
COUNCIL TAX BAND - D

EPC RATING

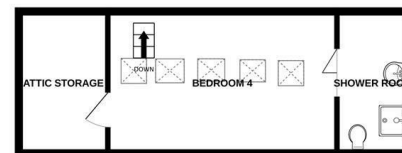




GROUND FLOOR



1ST FLOOR



COOPER LANE POTTO, NORTHALLERTON

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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