



ROSENDA, STAINTON ROAD, SEAMER

OFFERS AROUND £500,000



Northallerton
Estate Agency



Stainton Road

Seamer, TS9 5NB

ROSEDA IS A 3 BEDROOMED, OAK TIMBER FRAMED DORMA BUNGALOW SITUATED JUST OUTSIDE THE VILLAGE OF SEAMER IN MIDDLESBOROUGH. THE ONLY ACCESS TO THE PROPERTY IS VIA A SHARED STONE TRACK OFF STAINTON ROAD MAKING IT VERY PRIVATE. THERE IS A Paddock OF 0.86 OF AN ACRE.

- DETACHED BARN CONVERSION
- SCOPE TO EXTEND WITH PLANNING PERMISSION
- EN-SUITE TO BOTH BEDROOMS
- CHAIN FREE
- Paddock
- UNDERFLOOR HEATING THROUGHOUT



ENTRANCE HALL

ENTERING THROUGH A SOLID OAK PORCH INTO A STUNNING HALLWAY, CEILING LIGHT POINT AND CLOAK HANGING AREA WITH DOOR THROUGH TO AN IMPRESSIVE INNER HALL

INNER HALL

EXPOSED BEAMS, OAK FLOORING AND CEILING LIGHT POINT

SITTING ROOM

SOLID WOOD FLOORS, BEAMED CEILING, FEATURE FIREPLACE WITH WOOD BURNING STOVE LIGHT OAK TOP AND FRONT SHELVE UNIT, CEILING LIGHT POINT, TV & PHONE POINT AND FRENCH DOORS OUT TO THE FRONT AND REAR OF THE PROPERTY.

KITCHEN

A STUNNING RANGE OF CREAM BASE AND WALL UNITS, GRANITE WORKTOPS, BELFAST SINK, AEG INDUCTION HOB AND OVEN WITH MICROMAT DUO, SPACE AND PLUMBING FOR DISHWASHER AND FRIDGE FREEZER, CEILING LIGHT POINT AND STABLE DOOR TO THE REAR GARDEN.

UTILITY & WC

SPACE AND PLUMBING FOR WASHING MACHINE, OAK WORKTOPS, SINK AND CEILING LIGHT POINT DOOR THROUGH TO WC WITH WASH BASIN AND LOW LEVEL WC

INNER HALL

CEILING LIGHT POINT AND DOORS LEADING TO THE BEDROOM AREA

BEDROOM 1

CEILING LIGHT POINT AND RANGE OF LOVELY FITTED WARDROBES DOOR INTO ENSUITE

EN-SUITE TO BEDROOM 1

MAINS SHOWER CUBICLE, WASH BASIN, WC, WALL MOUNTED HEATED TOWEL RAIL, CEILING LIGHT SPOTS

BEDROOM 2

CEILING LIGHT POINT, TRIPLE WARDROBE DOOR INTO ENSUITE

EN-SUITE TO BEDROOM 2

MAINS SHOWER CUBICLE, WASH BASIN, WC, WALL MOUNTED HEATED TOWEL RAIL, CEILING LIGHT SPOTS

BEDROOM 3

BUILT IN WARDROBE, WINDOW LOOKING OUT TO THE REAR

LOFT / ATTIC AREA

THIS AREA HAS BEEN SPLIT INTO 4 INDIVIDUAL ROOMS AND ONE HOUSING A VALLIANT BOILER AND WATER TANK EACH AREA HAS A VELUX WINDOW.

GARDEN

LOVELY FORMAL GARDEN AREA WITH WATER FEATURE, DECKING AREA, FLAGGED PATIO AREA AND WALKWAY TO THE GATE FOR THE MAIN DRIVEWAY ACCESS

GARAGE

CHIPPING BASE AND WOOD CONSTRUCTION WITH TILED ROOF. THIS HAS PREVIOUSLY HAD LIGHT AND POWER BUT IS CURRENTLY WITHOUT.

Paddock

THE PROPERTY HAS A GRASS Paddock OF 0.86 OF AN ACRE AND IS BOUNDED BY MATURE HEDGES AND SOME POST AND RAIL FENCING, MAINS WATER COULD BE SUPPLIED FROM THE HOUSE AND THE Paddock IS CUT ANNUALLY FOR HAY. IT IS NOT REGISTERED WITH THE RURAL PAYMENTS AGENCY.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - F

EPC - D

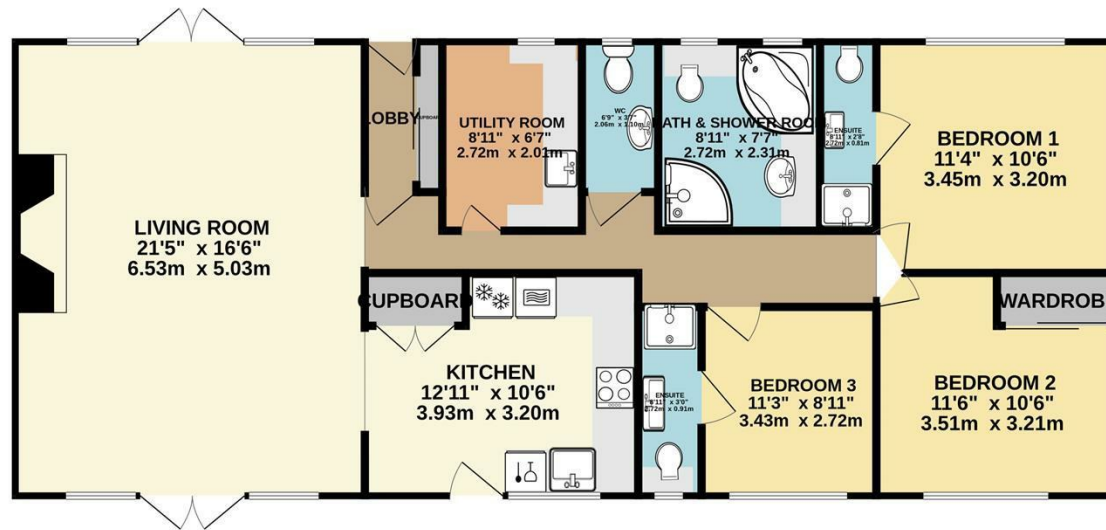
FAMILY BATHROOM

CORNER SHOWER UNIT, WC, WASH BASIN, JACUZZI BATH TILE FLOORS AND WALLS.



Call us to arrange a viewing on **01609 771959**

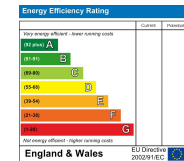
GROUND FLOOR 1098 sq.ft. (102.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1098 sq.ft. (102.0 sq.m.) approx.

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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