



M W Darwin & Sons



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

FOR SALE

**30 Thorntree Road,
Northallerton**



Spacious Detached Three Bedroom Bungalow in Sought After residential area, Gas Ch, Double Gazed, Gardens, Garage

OIR £300,000

01609- 773567

email: info@darwin-homes.co.uk

30 Thorntree Road, Northallerton

This is a detached stone fronted bungalow situated in a sought after residential area of the town, which has been well maintained and modernised, with sealed unit double glazing and gas fired central heating. The property has an easily maintained gravelled garden to the front, with paved patio area and private lawned gardens to the rear, with green area to the side. The property should be viewed to be fully appreciated and the accommodation comprises:

Entrance Loggia 1.7 x 1.0m (5'6" x 3'3"), opaque glazed door and matching side panels, glazed door to

Hall 5.55 x 1.7m (18'2" x 3'3"), radiator, open onto the

Living Room 7.5 x 3.8m (24'6" x 12'4") with window overlooking front garden, stone fireplace and matching plinths to the side, radiator and power points



Dining Room 3.6 x 2.5m (11'9" x 8'3") sliding patio door to rear patio area, radiator, coved ceiling.



Kitchen 3.9 x 3.6m (12'9" x 11'9") with an excellent range of modern fitted cupboard units and centre island, built in oven, stainless steel 4 ring gas hob, extractor hood over, sink unit with centre mixer tap, to alcove area plumbing for, washing machine, radiator, glazed door to Conservatory.



Kitchen

Conservatory 2.9 x 2.1m (9'6" x 6'10") overlooking the rear garden, power points, door to patio.

Inner Hall 4.65 x 1.65 (15'3" x 5'4") with cloaks cupboard and Airing Cupboard with sealed access to roof space, which houses the gas fired central heating boiler.

Shower Room 2.5 x 2.3m (8'2" x 7'6"), modern fitted suite with tiled floor and part tiled walls, Walk in shower, W.C, pedestal wash basin, radiator.



Bedroom 1 4.0 x 3.05m (13'8" x 10'0") with bow window to the front, radiator



Bedroom 2 4.0 x 3.05m (13'8" x 10'0") with fitted wardrobes, window to rear, radiator.

Shower room 2 2.2 x 1.9m (15'4" x 7'6") with part glazed door to the rear garden, Baxi wall

Bathroom 2.29 x 1.92m (max) (7'3" x 6'3") with part tiled walls, walk in shower, pedestal wash basin, W.C, radiator, ideal for converting to an ensuite for either Bedroom 1 or 2.



**Bedroom 3/
Living Room**

4.45 x 3.3m (14'7" x 10'10") with bow window to the front, radiator.



External

Single Attached Garage with up and over door, with electric power and light, personal door to rear Garden.

The front garden is gravelled and paved for easy maintenance, there is a rear patio leading down to private rear mature lawned garden with apple trees, seating area, Timber Summer House, garden shed.



Tenure

Freehold

Services

Mains water, electric, drainage, gas and telephone.

Council Tax Band

Band C as verbally informed by Hambleton District Council

EPC Rating

TBC

Viewing

Strictly by prior appointment with the Agents