

FOR SALE

OIR £330,000

**31 Newsham Way, Romanby,
Northallerton**



**High Quality Four Bedroom Detached Property
Occupying a Large Secluded Site.**

To arrange a viewing contact:



M W Darwin & Sons



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

01609- 773567 email: [enquiries @darwin-homes.co.uk](mailto:enquiries@darwin-homes.co.uk)

31 Newsham Way, Northallerton

This is a spacious detached property which has been tastefully upgraded throughout to provide a excellent residence in a secluded site, with brick paved driveway providing off street parking for several vehicles. The property has gas fired central heating, solar panels providing electricity, and full double glazing and the accommodation, which should be viewed to be fully appreciated comprises:

Entrance Hall

4.6 x 2.25m (15'0" x 7'4"), with timber boarded flooring, staircase to first Floor, radiator, understairs storage cupboard.

Living Room

7.71 x 3.63m (25'3" x 11'9") with windows to front and side, feature open fireplace, two radiators.



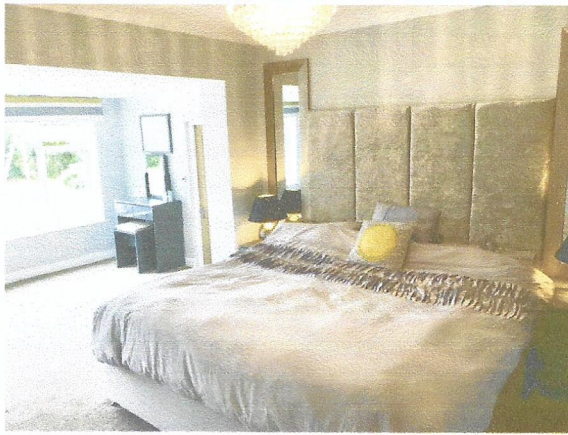
Dining Kitchen

6.10 x 3.23m (20'0" x 10'6") with excellent range of modern white fitted Ground and eye level cupboard units, fitted table and chairs, fitted range with 5 ring gas hob, chrome extractor unit over, fitted dish washer and radiator. The area has been extended to create a light airy room with white upvc framed double glazed French doors to rear timber decked area.



Master Bedroom

6.15 x 2.58m (20'3" x 8'6"), with windows overlooking rear garden area, Radiator.



Step down to

Ensuite Bathroom

4.35 x 1.83 (14'3" x 7'0"), with modern luxury fitted luxury bath, wall mounted wash basin unit, walk in shower cubicle and W.C, tiled floor with underfloor heating, chrome ladder towel rail, inset ceiling lighting and extractor fan.



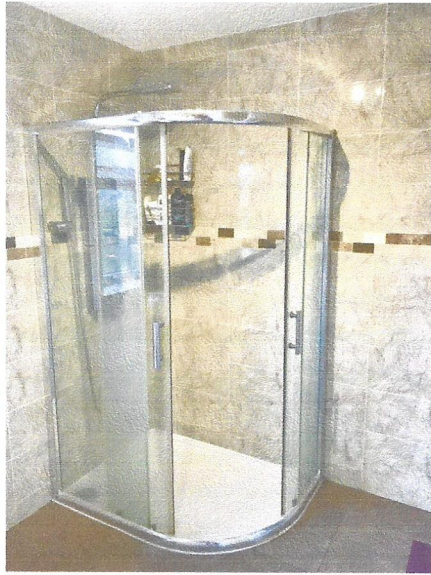
Bedroom 2

3.23 x 3.23 (10'6" x 10'6") radiator, window overlooking the front garden.



Shower Room

2.66 x 1.82 (8'9" x 6'0"), tiled floor and walls, walk in shower, wash basin Unit with cupboards under, W.C, ladder towel rail, underfloor heating and Electric shaver point.



First Floor

Landing

Bedroom 3 4.75 x 4.57m (15'6" x 15'0") with window to the rear, radiator

Bedroom 4 3.96 x 3.32m (13'0" x 10'9") with window to the front, radiator



Separate Washroom

2.12 x 1.29 (7'0" x 4'3") with W.C and wash basin, half tiled wall, chrome ladder radiator.

External



Attached brick single **Garage** to the side of the property with up and over front door

The gardens are a feature of the property, enclosed private lawned garden to the rear, with timber decking area and timber garden sheds

The property is conveniently situated in a sought after area, providing excellent family sized accommodation.

<u>Tenure</u>	Freehold
<u>Services</u>	Mains water, electric, drainage , gas and telephone. Solar panels to the roof providing electricity.
<u>Council Tax Band</u>	Band C as verbally informed by Hambleton District Council
<u>EPC Rating</u>	E
<u>Solicitors</u>	TBC.
<u>Viewing</u>	Strictly by prior appointment with the Agents.

Please Note: all measurements are approximate, appliances and fittings have not been tested by ourselves, We have NOT carried out any survey of the property, photographs are for guidance only and do not constitute the inclusion of items in the sale, unless stated otherwise. Details are produced for guidance only and although believed materially correct do not form any part of a contract.



RICS

Contact us for a free no obligation market valuation of your property.

RICS homebuyers surveys available contact ourselves for further details