



# M W Darwin & Sons



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

## FOR SALE

**11 Lewis Close,  
Northallerton, DL6 3RU.**



**Three Bedroom Detached Property in Sought After  
Location, Conservatory, Garage, Private Garden  
Gas Fired Ch, Double Glazed.**

**OIR £280,000**

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This is a spacious detached family property with enclosed gardens with Summer House to the rear in a quiet sought after residential area. The property has a Conservatory to the rear and integral Garage.  
The Accommodation comprises:

**Entrance Porch** with upvc double glazed door front door.

**Cloakroom** W.C, corner hand basin and radiator.



**Living Room** 5.0 x 3.3m (13'9" x 13'7") with fitted living flame gas fire, marble hearth, double radiator, dado rail, stairs to first floor, archway through to:

**Dining Area** 3.0 x 2.7m (9'9" x 8'9") with radiator, dado rail, door to Kitchen, upvc framed glazed sliding door leading to the:

**Conservatory** 3.1 x 3.1m (9'6" x 9'6") with brick based with pitched roof, double doors giving access to the patio and garden.



**Breakfast Kitchen** 3.10 x 2.9m plus 2m x 1.7m (10'3" x 9'6" + 6'7" x 5'7") with range of white fitted cupboard units, Lamona oven, 4 ring electric hob, chrome extractor hood over, stainless steel sink unit with mixer tap, dish washer, Breakfast Bar, understairs cupboards, radiator, upvc door to:

**Side Porch** 4.0 x 1.7m (10'6" x 8'10") with upvc framed windows and door, plumbing for washing machine.

## FIRST FLOOR

### Landing

with access to loft space, Airing Cupboard with hot water cylinder.



**Master Bedroom** 3.90 x 3.60m (12'9" x 11'9") with fitted wardrobes, radiator and window overlooking the rear.

**Ensuite Shower Room** 2.4m x 1.3m (7'9" x 4'3") with fully tiled walls and inset ceiling lights, floor, walk-in corner shower unit, wash basin with cupboard under, W.C, chrome ladder radiator.



**Bedroom 2** 3.1 x 3.0m (10'3" x 9'9") plus fitted double wardrobe, radiator, windows overlooking the front garden.

**Bedroom 3** 3.1 x 2.75m (10'3" x 9'0") with radiator, window to front



### **Family Bathroom**

2.30 x 1.60m (7'6" x 5'3") with part tiled walls, with fitted suite comprising panelled bath with shower over, wash basin, W.C, radiator, mirrored door cabinet.

# External

There is an integral single **Garage** with up and over door, wall mounted gas fired central heating boiler. To the front there is a slated garden area with mature bushes and parking space for two vehicles, gate to enclosed rear garden with lawns and established bushes, timber Summer House, Garden Shed and Pergola



**Services** Mains water, electric, drainage, gas and telephone

**Council Tax Band** Band D as verbally informed by Hambleton District Council.

**Viewing** 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.



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

**RICS Homebuyers surveys available contact ourselves for further details.**