



# M W Darwin & Sons



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

## 5 Almond Grove, Northallerton.



**Superb Detached Four Bedroom Residence,  
in a Sought After Residential Area,  
Private South Facing Garden with Shepherds Hut**

**OIR £500,000**

**01609- 773567**

**email: [info@darwin-homes.co.uk](mailto:info@darwin-homes.co.uk)**

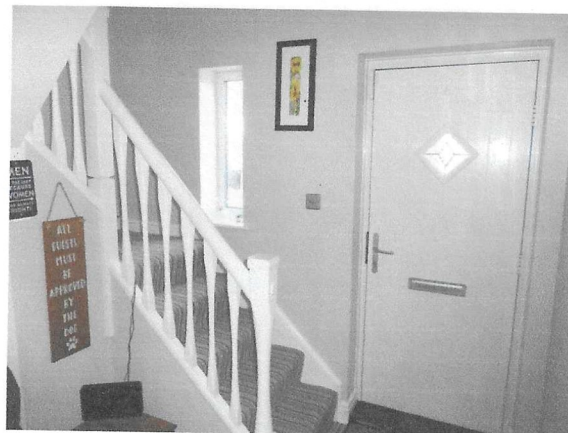


## **5 Almond Grove, Northallerton**



This is an extended detached property situated conveniently close to Broomfield Primary School, the town centre and mainline railway station, in a quiet cul de sac. Parking for several vehicles to the front and private south facing gardens to the rear. double glazed windows, gas fired central heating, log burner to the living rooms, garage and private garden with Shepherds Hut. It should be viewed to be fully appreciated. The accommodation comprises:

**Entrance Hall**      3.2 x 1.1m (10'6" x 3'7") with radiator and stairs to first floor



**Cloakroom**      with door to Hall, part tiled with W.C and hand wash basin





### Lounge

**5.45 x 4.4m + 1.9 x 1.9m (17'10" x 14'6" + 6'2" x 6'2")** with patio doors opening onto the rear garden, oak boarded flooring, log burner to fireplace,



### Dining Room

**5.3m x 4.0m (17'4" x 13'0")** with oak boarded flooring, inset ceiling lighting, radiator, Shared log burner opening into



### Garden Room

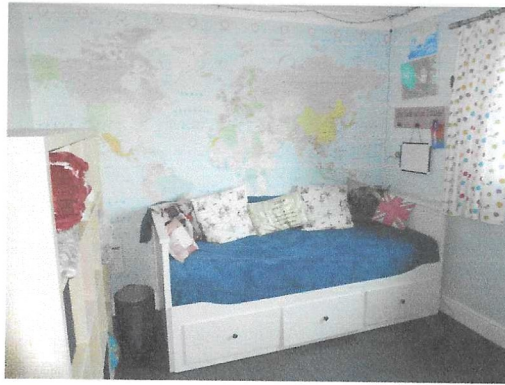
**4.1 x 4.0 max (13'6" x 13'0")** with patio doors to the side, ceiling lights and windows





### Study

4.0 x 3.0m (13'0" x 9'10") with window to the front, radiator.



### Kitchen

3.3 x 3.2m + 3.6 x 1.8m (10'10" x 10'9" + 11'9" x 5'10") with an excellent of fitted cupboard units, fitted double oven, gas hob with extractor hood over, fitted breakfast bar, sink unit, radiator, tiled floor, door to passageway.



### Utility Room

3.9m x 3.1m (12'9" 10'2") range of white fitted units, fitted sink unit, plumbing for Washing machine, door to rear garden



### Single Garage

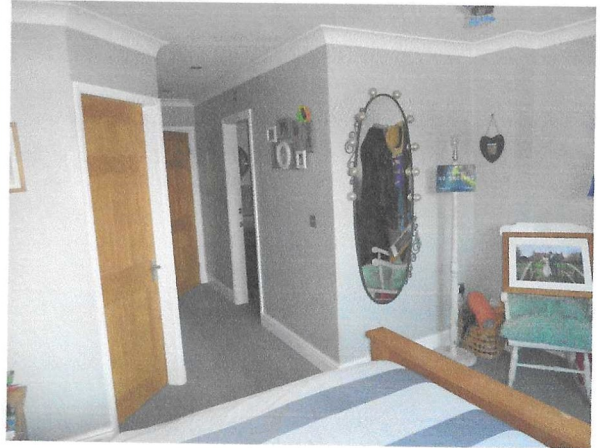
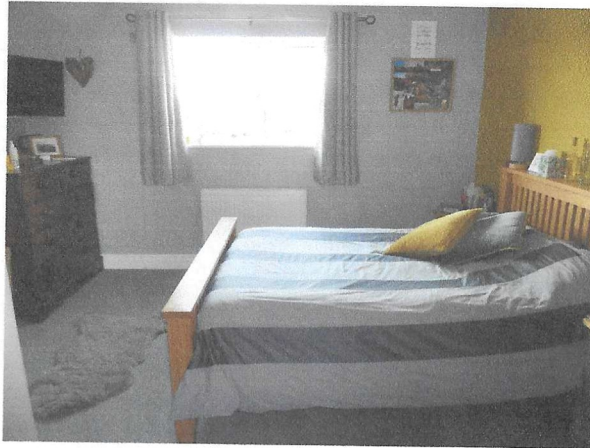
with up and over door, personal door to side passage.

### First Floor

The return staircase splits into two directions at the top, to the right leading to the Master Bedroom, to the left leading to three further bedrooms and the Bathroom.



**Master Bedroom** 6.3 x 4.0m (20'8" x 13'0") with windows overlooking the rear garden, radiators, **Walk in Wardrobe** with shelf and hanging rail, **Ensuite Shower Room** part tiled with modern suite.



**Dressing Room** 4.0 x 2.5m (14'1" x 6'8") with window overlooking front, radiator, stairs to ground Floor.



**Landing** With access to boarded Loft Area.

**Bedroom 2**

**4.3 x 3.35m (14'1" x 11'0")** with window overlooking front, fitted wardrobe, cupboard over stairs and radiator



**Bedroom 3**

**4.3 x 3.35m (14'1" x 11'0")** with window overlooking rear garden and radiator



**Bedroom 4**

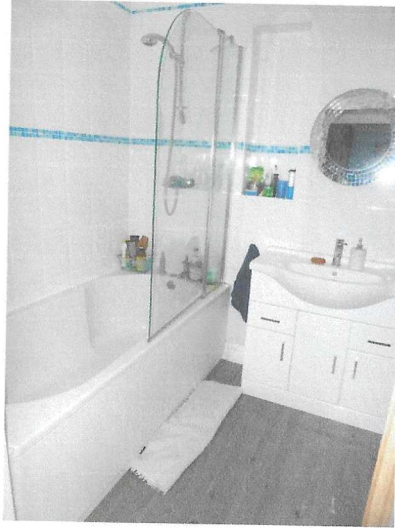
**3.5 x 2.85(11'6" x 9'4")**, window to rear, radiator, fitted wardrobes.





### **Bathroom**

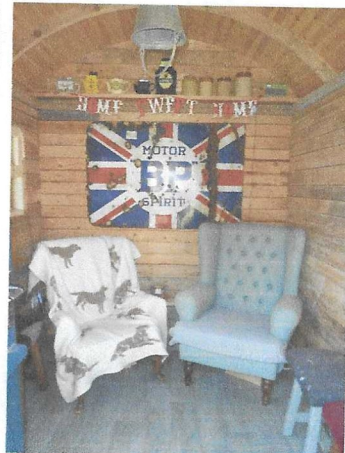
**2.85 x 1.85m (9'6" x 5'3")** part tiled with modern fitted suite, panelled bath with electric shower over, screen, wash basin with cupboards under W.C, Airing Cupboard with wall mounted combi boiler.



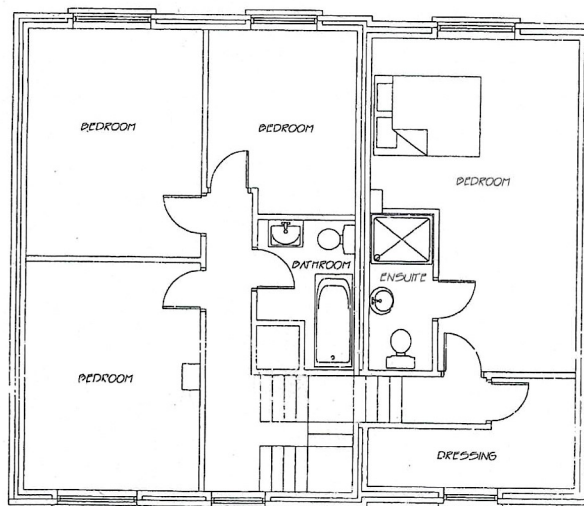
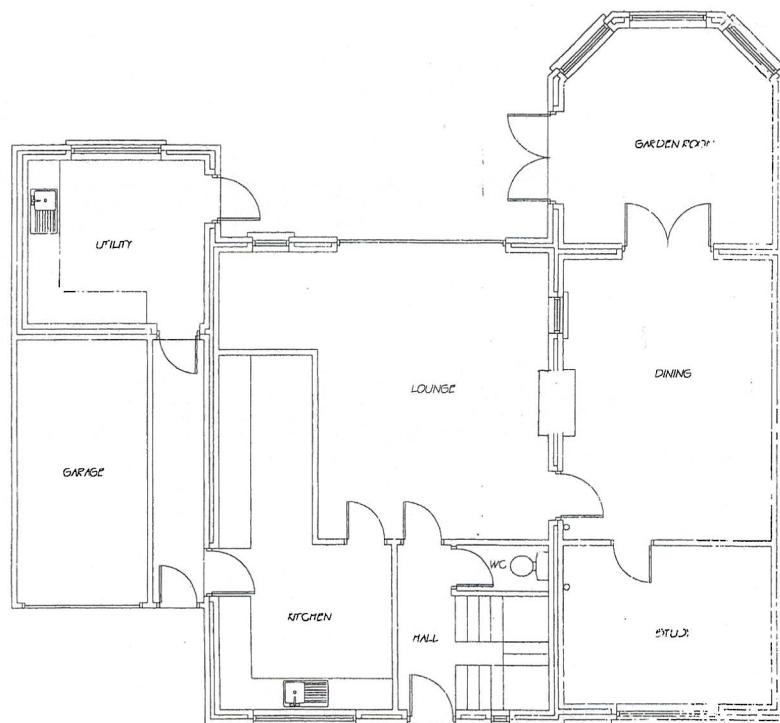
### **External**



The front of the property has tarmac to provide parking for several vehicles. To the rear the private south facing garden has a paved patio area, lawn, mature trees and hedges, together with a timber framed Shepherd Hut with log burner stove, paved seating and barbeque area.



<b><u>Tenure</u></b>	Freehold
<b><u>Services</u></b>	Mains water, electric, drainage and gas
<b><u>Council Tax Band</u></b>	Band D as informed by Hambleton District Council
<b><u>EPC Rating</u></b>	D
<b><u>Viewing</u></b>	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**

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RICS Homebuyers surveys available contact ourselves for further details**