



Langbaurch Road, Hutton Rudby, Yarm, TS15 0HL

Embrace the charm of village life in this thoughtfully upgraded and extensively improved detached house located within a cul de sac.

Improvements include the installation of solar panels and some replacement windows.

The interior showcases a welcoming hallway, lounge with a log burner style gas fire with feature timber mantel over, a snug for relaxation, a ground floor WC, and a utility room with doors leading to the garden. The modern kitchen/dining room is fitted with Neff appliances including 2 ovens, fridge/freezer, microwave, dishwasher, induction hob, and marble countertops to include a peninsular island with seating for 2. Connecting effortlessly to the outdoors, the garden room with bi-fold doors adds a touch of luxury to daily living.

The first floor reveals five bedrooms, two with en-suite shower rooms, and two with built-in wardrobes. The family bathroom is fitted with a modern suite to include a shower over the bath.

Externally, the property benefits a mature south-west facing rear garden with decking and patio areas, a block paved driveway for multiple cars and an integral garage.

Hutton Rudby is a charming village offering access to village amenities and is surrounded by open countryside. The market town of Stokesley is approximately four miles away providing a good variety of shops, cafes and restaurants, along with local reputable schooling. For commuting there is access to good road and transport links.

Asking Price £595,000



Langbaugh Road, Hutton Rudby, Yarm, TS15 0HL

HALL

LOUNGE

11'8" x 14'9" (3.56m x 4.50m)

SNUG

8'8" x 17'5" (2.64m x 5.31m)

WC

3'1" x 6'7" (0.94m x 2.01m)

KITCHEN/DINING ROOM

12'2" x 27'5" (3.71m x 8.36m)

GARDEN ROOM

12'7" x 8'9" (3.84m x 2.67m)

UTILITY

8'8" x 14'6" (2.64m x 4.42m)

LANDING

BEDROOM ONE

21'10" x 13'10" (6.65m x 4.22m)

ENSUITE

7'1" x 6'10" (2.16m x 2.08m)

BEDROOM TWO

14'2" x 11'11" (4.32m x 3.63m)

BEDROOM THREE

13'2" x 8'8" (4.01m x 2.64m)

BATHROOM

8'4" x 6'10" (2.54m x 2.08m)

BEDROOM FOUR

8'2" x 11'11" (2.49m x 3.63m)

BEDROOM FIVE

9'3" x 8'8" (2.82m x 2.64m)

EN SUITE

6'0" x 4'0" (1.83m x 1.22m)



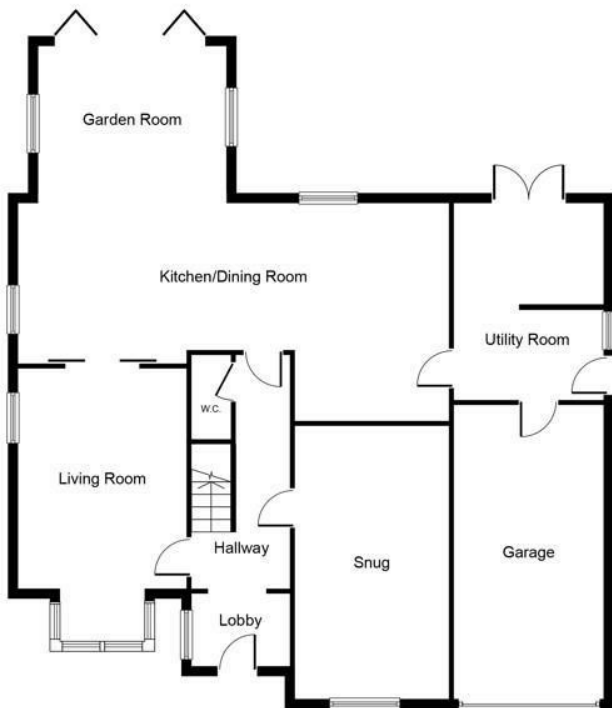
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Langbaurgh Road, Hutton Rudby, Yarm, TS15 0HL



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Ground Floor

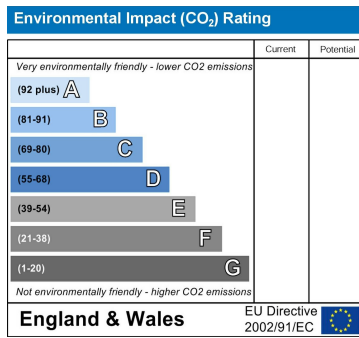
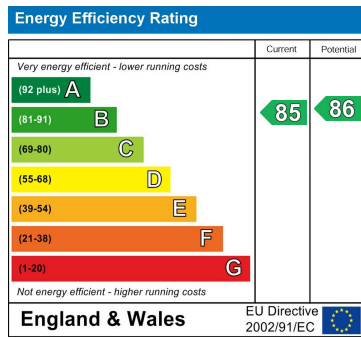


First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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