



Overbeck House, Hunton

Offers in the region of £475,000

Sitting in an exclusive cul de sac of only three houses, centrally located in the highly regarded village of Hunton, Overbeck House is a substantial detached house providing generous living spaces making an excellent family home. To the ground floor there is a large living room, a study, a kitchen and a utility room, with the first floor having four bedrooms, the master being ensuite, and the house bathroom. Externally there is ample driveway parking, a garage, space for additional parking and a generous private garden. Being offered to the market CHAIN FREE, an early inspection is strongly advised!

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

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Entrance Hall:

Accessed through a timber glazed door and having a radiator.

Living Room:

A large, dual aspect living room which provides ample space for a relaxed seating area and for family dining.



There is a TV point, two radiators, a window to the front and a pair of doors that open out to the garden. The central feature of the room is the fireplace which houses a log burning stove.



Study:

Currently used as a hobby room, but also perfect as a study or additional bedroom. There is a radiator and a window.

Kitchen:

Fitted with a generous range of wall and base units with complimenting countertops. Integrated into the units are an electric hob and oven, an extractor and a dishwasher. There is space for a fridge freezer, a radiator and a window.



Utility:

Having storage units, a sink, a WC and plumbing for a washing machine.

Garage:

With an up and over door, a window, a door to the rear and with power and light connected.

First Floor Landing:

The generous galleried landing has a high level window, loft access and an airing cupboard.

Bedroom:

A double bedroom with a TV point, a radiator and a window overlooking the garden.



The **Ensuite** has a large shower enclosure, a WC and a wash hand basin.

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A double bedroom with a TV point, a radiator and a window to the front of the property.



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Bathroom:

Fitted with a white suite that comprises a bath with a shower over, a WC and a wash hand basin. There is a heated towel rail and a window.



Bedroom:

With a TV point, a radiator and a window.

External

The property sits in a quiet corner position on this small cul de sac development. There is a block paved driveway providing off street parking. To the side there is an additional area that could provide additional driveway parking or would be ideal for parking a caravan or motorhome. Gated paths to both sides lead to the rear of the property.

The generous garden has a large paved seating area, a lawn, a summerhouse and a decked seating area.



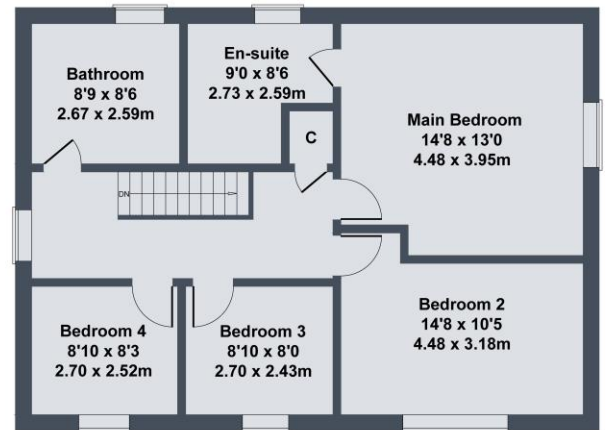
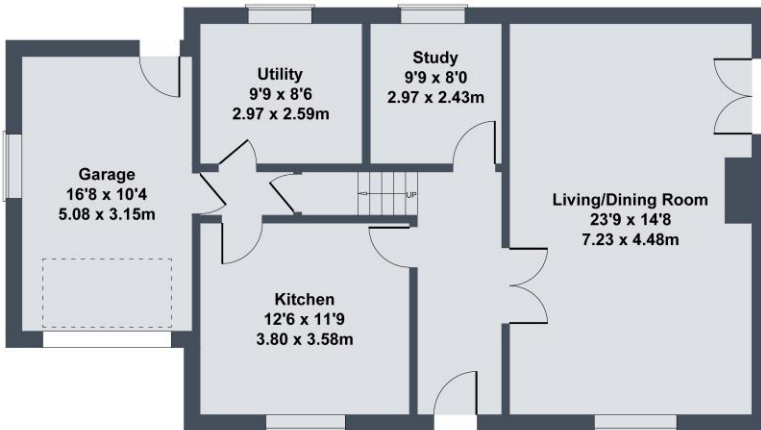
Additional Information

The postcode is DL8 1QL and the Council Tax Band is E.

The oil fired central heating boiler is located in the garage.



Overbook House



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.