



DUNMARAN, FLEETHAM LANE, SCRUTON

OFFERS INVITED £465,000



Northallerton
Estate Agency



Dumaran

Scruton, Northallerton, DL7 0RG

A SUBSTANTIAL 4 BEDROOM DETACHED BUNGALOW WITH GARDEN EXTENDING TO 0.32 ACRES. OUR CLIENTS ARE KEEN TO AGREE A SALE, SENSIBLE OFFERS ARE ENCOURAGED.

- DETACHED
- GARAGE
- VILLAGE LOCATION
- ENSUITE SHOWER ROOM
- OFFICE
- BUNGALOW
- LARGE REAR & FRONT GARDENS
- UTILITY ROOM
- EASY ACCESS TO A1
- LOCAL VILLAGE PUB



A well presented substantial four bedroomed detached bungalow situated in the lovely and popular village of Scruton. The property sits on a great sized plot with exceptional gardens to the front and rear. The rear of the property enjoys views out to the open countryside, two sheds, a greenhouse and patio area. The driveway gives easy access to an attached garage and provides plenty of parking space for more than one vehicle.

Internally the property is well laid out and spacious enjoying double glazed windows and gas fired central heating. The main bedroom boasts a newly fitted ensuite shower room. The Kitchen/Diner enjoys looks out to the rear gardens and leads to a

separate utility room and w/c. There is the benefit of a dining room with patio doors leading out to the garden, a study and four good size bedrooms in the property. The large sitting room enjoys a beautiful feature gas-fired fire place.

VIEWING - By Appointment with the Agency.

SERVICES - Mains water, electricity, drainage and gas.

TENURE - Freehold with Vacant Possession upon completion.

CHARGES - North Yorkshire Council Tax Band F



Call us to arrange a viewing on **01609 771959**

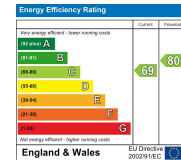
GROUND FLOOR
1579 sq.ft. (146.7 sq.m.) approx.



SCRUTTON, NORTHALLERTON, NORTH YORKSHIRE, DL7 0RG

TOTAL FLOOR AREA: 1579 sq.ft. (146.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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 - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
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143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



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