



OAKTREE DRIVE, NORTHALLERTON, DL7

OFFERS IN THE REGION OF £425,000



Northallerton
Estate Agency



Oaktree Drive

Northallerton, DL7

**A STUNNING 4 BEDROOM DETACHED FAMILY HOUSE,
WITH LARGE GARDEN IN THE POPULAR VILLAGE OF
ROMANBY.**

- GARAGE
- GARDEN ROOM
- VIEWS ONTO COUNTRYSIDE
- UTILITY ROOM
- LARGE GARDEN TO REAR
- ENSUITE SHOWER ROOM



62 Oaktree Drive is beautifully presented both internally and externally. The front of the property is entered onto a tarmac driveway with a low maintenance area of pebbles. To the rear of the property is a stunning large garden nicely maintained with two areas of lawn, ornamental shrubbery and a patio area. Internally the property is fully UPVC double glazed and heated by a Baxi Solo gas boiler. The sitting room is spacious, airy and is complemented with a bay window and feature electric fire. The kitchen is a cosy country style kitchen with a built in Siemens hob and double oven with views out onto the rear garden. This leads into a handy utility room giving access to the rear garden. There is a separate dining room which leads into the garden room giving views out onto that stunning rear garden and open countryside. There is the added benefit of a downstairs w/c. Upstairs there are four good size bedrooms. The bedroom to the front of the property enjoys a bay window and fitted wardrobes and is complemented with a modern en-suite shower room with a Mira electric shower. Bedroom two, to the

rear, enjoys fitted wardrobes and great views out. The family bathroom enjoys a bath.

VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

TENURE

Freehold with Vacant Possession on completion.

SERVICES

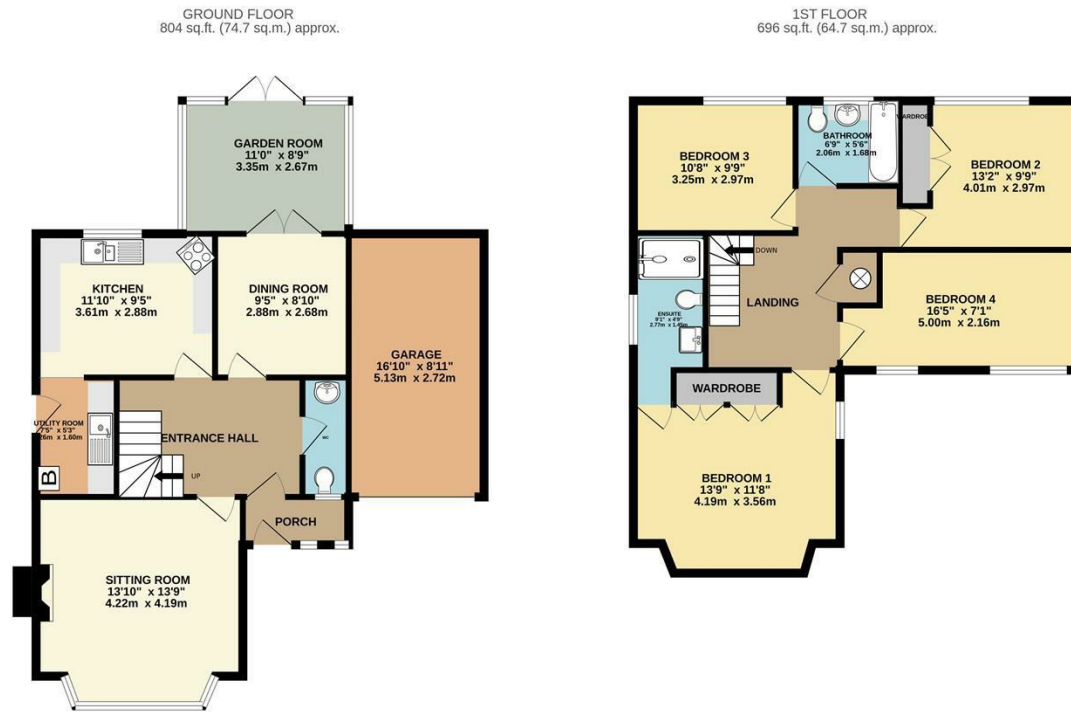
Mains water, gas and drainage.

NYCC COUNCIL TAX BAND - E

EPC - D



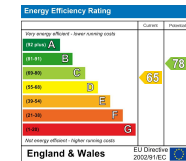
Call us to arrange a viewing on **01609 771959**



OAKTREE DRIVE, ROMANBY, NORTHALLERTON. DL7 8FG

TOTAL FLOOR AREA: 1501 sq.ft. (139.4 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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 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
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- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

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