



9 MEADOW COURT, SCRUTON

£425,000



Northallerton  
Estate Agency





# Meadow Court

Northallerton, DL7 0QU

A lovely detached family home in the sought after village of Scruton, with views leading over farmland and onwards to the North Yorkshire Moors. This spacious 4 bedroom home has the benefit of a study, en-suite to master bedroom, carport and large garage. This property must be seen to be appreciated on space and location. Oil fired central heating.

- Stunning Views
- Garage
- En-suite to Master
- Detached Family Home
- Good sized Established Gardens
- Study



## Entrance Hall

A large bright entrance hall with good under stair storage and a downstairs W/C double radiator. internal doors are oak.

## Living Room

16'4" x 12'4"

A lovely sitting room with a big bay window with views over the front of the property an entrance door from the hall way and a door leading into the dining room. Coved ceilings

## Dining Room

11'8" x 8'10"

The dining room has double glazed sliding doors out to the garden area and fantastic views over fields and onto the North Yorkshire Moors. There is a door that leads on to the kitchen area.

## Kitchen

12'4" x 8'10"

Nice size with range of light oak base and wall cupboards. 1 and 1/2 sink unit, The cooker and Washing machine are included in the sale, tiled splashback. Door leading into the utility room.

## Utility Room

8'10" x 6'9"

Base units with space for washing machine. Worcester Dimesmore 20/35 floor mounted boiler.

## Study

8'11" x 8'4"

## Carport

18'4" x 8'9"

## Garage

18'4" x 8'11"

## Master Bedroom

12'2" x 12'0"

Large room with great views and built in double wardrobe and double radiator.

## Ensuite

8'10" x 6'9"

Corner shower with heated towel rail.

## Bedroom 2

11'10" x 9'10"

Faces out to the rear of the property with a recessed store cupboard

## Bedroom 3

11'8" x 11'6"

situated at the front of the property with double radiator.

## Bedroom 4

8'6" x 7'4"

situated at the front of the property.

## Bathroom

6'9" x 5'7"

The bathroom has a full sized bath sink and toilet.

## Garden

Lawned gardens Raised stone edge shrubberies at one end opens out to a seating area a views of the surrounding fields.

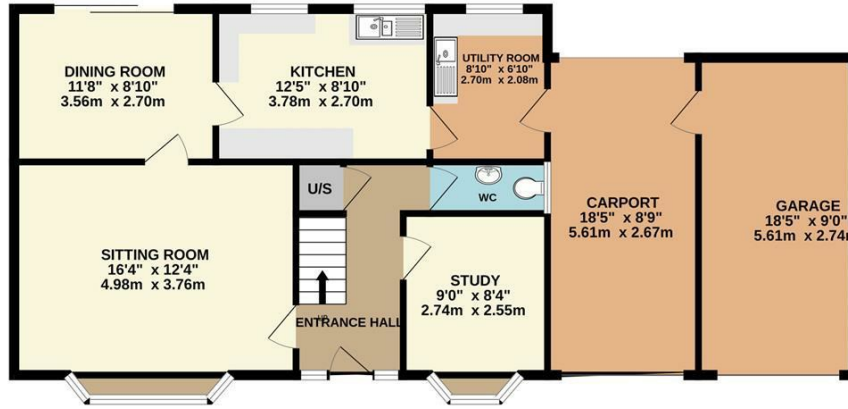




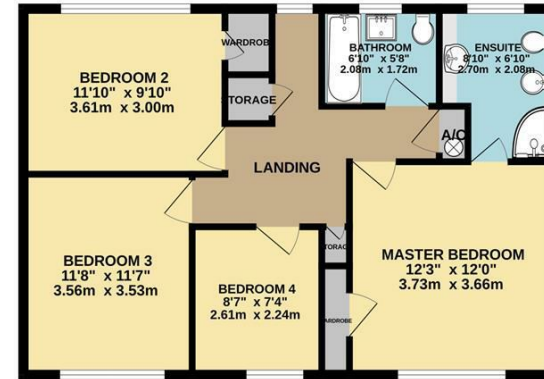
Call us to arrange a viewing on **01609 771959**



GROUND FLOOR  
998 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1653 sq.ft. (153.5 sq.m.) approx.

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Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
England & Wales	
EU Directive 2002/91/EC	

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