



11 MEADOW CLOSE, NORTHALLERTON

O.I.R.O £325,000



Northallerton
Estate Agency



Meadow Close

Northallerton, DL7 8YY

The offering of 11 Meadow Close provides an all too rare opportunity for the discerning purchaser to acquire a quality detached bungalow in a highly sought after area which nevertheless is ideal for access to all local amenities.

EARLY INSPECTION RECOMMENDED.

- DETACHED BUNGALOW
- CONSERVATORY
- GAS FIRED CENTRAL HEATING

- DETACHED GARAGE
- WALKING DISTANCE OF LOCAL AMENITIES
- UPVC DOUBLE GLAZING

ENTRANCE HALL

With coved ceiling. Inset ceiling light point. Radiator. Wood laminate floor leading into:

LIVING ROOM

Inset living flame fire. Coved ceiling. Centre ceiling light point. Double radiator. TV point. Telephone point. Dining area has double radiator and ceiling light point. Sliding patio doors through to Conservatory.

KITCHEN

Enjoying a good range of base and wall cupboards, work surfaces with inset 1 1/2 bowl single drainer stainless steel sink unit with mixer tap over. Unit inset four ring Diplomat hob with hood over. Built in Diplomat oven with space above for microwave. Brushed steel splashbacks. Space and plumbing for washer. Space for fridge freezer. Inset ceiling light spots. Wooden double glazed door to rear with light to side.

CONSERVATORY

With tiled effect floor. UPVC sealed unit double glazing to three sides with thermalactic ceiling. Double radiator. Sliding doors through from the Living Room. Plumbing.

INNER HALLWAY

Continuation of the wood laminate floor. Coved ceiling. Inset ceiling light spots. Attic access. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over. Wall mounted Baxi Solo condensing gas fired boiler.

BEDROOM 2

Coved ceiling. Inset ceiling light spots. Radiator. Built in mirror fronted wardrobes with shelving and hanging rails. Wood laminate floor.

BEDROOM 1

Continuation of the wood laminate floor. Inset ceiling light spots. Radiator. Fitted dado rail. Mirror fronted wardrobes with shelving and hanging rails.

BEDROOM 3

Continuation of the wood laminate floor. Coved ceiling. Inset ceiling light spots. Radiator.

BATH SHOWER ROOM

Tiled floor. Fully tiled walls. White suite comprising panelled bath with mixer tap over.

Bristan 1500 power thermostatic shower over bath with shower screen. Concealed cistern WC. Unit inset wash basin with cupboard storage beneath. Inset ceiling light spots. Radiator.

GARAGE

Brick built with tiled roof. Concrete floor. Light and power. Extensive eaves storage. Pedestrian door at the rear.

GARDENS

To the front the property enjoys to the front, landscaped chippings garden with numerous inset shrubs and shrubberies, flagged pathway through to the front door off a block paved driveway which offers hardstanding and parking for several vehicles and gives access to a detached garage. Additionally to the front is a central brick set and pebble water feature.

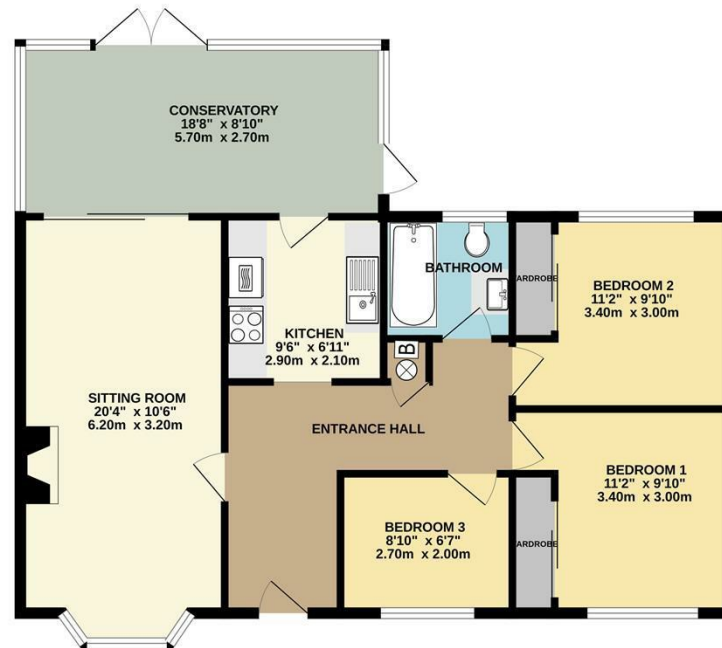
To the rear is a well-constructed wooden pergola with extensive creepers over providing a seating area which has part corrugated roof. The main rear garden is an eclectic mix of shrubberies, interspersed with decking and chippings areas with deep shrub borders providing for a low maintenance attractive garden area with numerous seating points and a central water feature comprising pond with decking walkway around and established pond plants and shrubs. The rear of the property enjoys a host of established shrubs providing for a natural high degree of privacy and giving a wonderful backdrop to the property.

As an additional feature to the rear of the garage there is a storage area opening out with space and base for shed, two greenhouses and a rear vegetable bed.



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

GROUND FLOOR
907 sq.ft. (84.3 sq.m.) approx.



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TOTAL FLOOR AREA: 907 sq.ft. (84.3 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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		
151-181 kWh/m ²	B		
101-150 kWh/m ²	C		
71-100 kWh/m ²	D		
55-70 kWh/m ²	E		
41-54 kWh/m ²	F		
31-40 kWh/m ²	G		
Below 30 kWh/m ² - highest running costs			
England & Wales		EU Directive 2002/91/EC	

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