

NOVE

36 De Lacy Road, Northallerton  
Northallerton

Guide Price £300,000



# 36 De Lacy Road

Northallerton, Northallerton

Nestled in a peaceful corner of the sought-after development close to Northallerton High Street, this 4-bedroom detached house exudes charm and comfort from the moment you arrive. With a modern design and a detached allure, this home boasts a garage, offering secure parking and storage space. The property comes with the added benefit of having 3 years remaining on its build warranty, providing peace of mind to the discerning buyer. The highlight of this residence is the spacious garden, perfect for summer gatherings and leisurely evenings, while the open-plan kitchen invites culinary creativity.

Stepping outside, the property reveals a well-maintained South West facing garden, complete with a gravelled seating area and a lush lawn, ideal for relaxation and play. Additionally, hidden behind the garage lies a convenient space, offering discreet storage for seasonal items or outdoor furniture. The garage is a functional addition, equipped with power and lights, accessible through an up and over door, providing easy access for vehicles and projects. Furthermore, the large driveway running along the property accommodates a minimum of two vehicles, ensuring ample parking space for residents and guests alike. This home seamlessly combines style, practicality, and outdoor living, creating a perfect haven for modern living.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached Home
- Garage
- 3 years remaining Build Warranty
- Good Size Garden
- Open Plan Kitchen







### Hall

On entering the property you are welcomed into the hall, offering access to all ground floor rooms and stairs to the first floor. A large under stairs cupboard offers useful storage.

### Sitting Room

19' 0" x 11' 9" (5.80m x 3.57m)

With a large box bay window to the front of the property the sitting room is filled with natural light.

### Kitchen

19' 2" x 12' 2" (5.85m x 3.70m)

Occupying the rear of the property the kitchen diner has french doors which open onto the garden. The cashmere high gloss base and wall units have built in dishwasher, integrated fridge freezer, 4 ring gas hob and electric oven. The large pantry cupboard houses the washing machine and gas boiler, with additional work top space and storage cupboards. With large dining space overlooking the garden.

### Ground Floor WC

7' 0" x 2' 10" (2.13m x 0.87m)

With a frosted glass window to the side elevation and low level radiator, the room is fitted with white toilet and basin.

### Primary Bedroom

13' 9" x 10' 0" (4.19m x 3.06m)

Fitted with wood effect flooring the primary bedroom is to the front of the property.

### En Suite Shower Room

7' 1" x 5' 10" (2.15m x 1.79m)

En suite shower room with a double size shower cubicle with thermostatically controlled shower, white toilet and basin, the bathroom has vinyl flooring and a heated towel rail.





**Bedroom Two**

10' 11" x 10' 1" (3.34m x 3.08m)

To the rear of the property with a window overlooking the garden this is a good size double bedroom.

**Bedroom Three**

8' 5" x 8' 10" (2.56m x 2.68m)

To the front of the property this single size room is currently been utilised as an office.

**Bedroom Four**

8' 6" x 7' 3" (2.59m x 2.20m)

To the rear of the property the fourth bedroom overlooks the garden.

**Bathroom**

7' 3" x 5' 7" (2.20m x 1.69m)

The bath is fitted with an overhead shower. the window to the side elevation offers natural light and ventilation.









## GARDEN

The rear garden is South West facing and has a gravelled seating area and established lawn. Additional space behind the garage could offer unseen storage for furniture in the winter.

## GARAGE

Single Garage

With up and over door to the front the garage has power and lights.

## DRIVEWAY

2 Parking Spaces

Large driveway along the property which will accomodate at least two vehicles.





Project 179

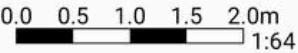
SUBMITTED BY  
Nove Property  
info@noveproperty.co.uk  
01845470047

CREATED ON  
2024-03-08

DETAILS  
Total area: 87.76 m<sup>2</sup>  
Living area: 87.76 m<sup>2</sup>  
Floors: 1  
Rooms: 14

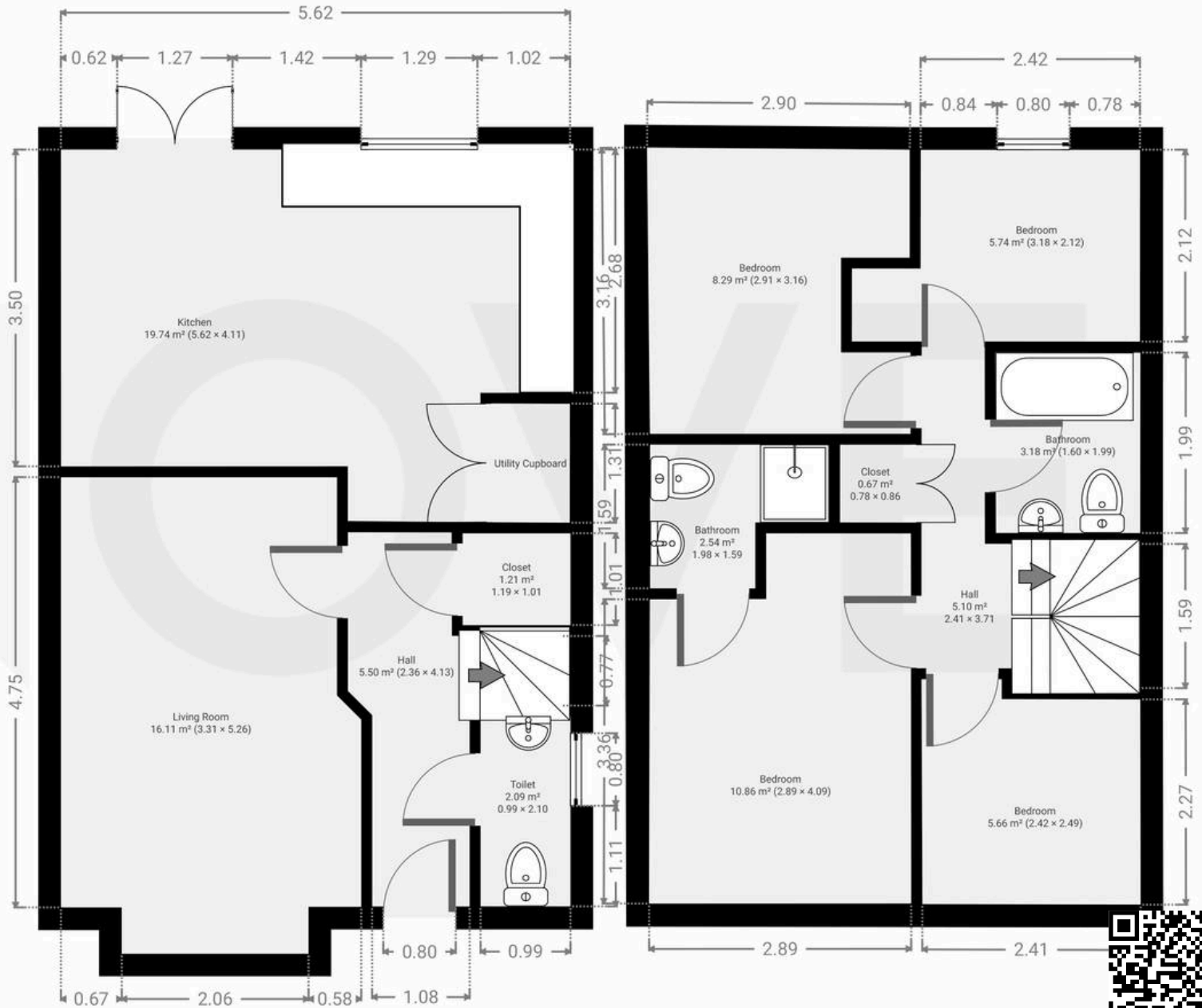
Nove  
info@noveproperty.co.uk  
www.noveproperty.co.uk  
01845 407047

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



▼ Ground Floor

TOTAL AREA: 87.76 m<sup>2</sup> • LIVING AREA: 87.76 m<sup>2</sup> • ROOMS: 14







**Nove**

9 Bridge Street, Thirsk - YO7 1AD

01845 407047

[info@noveproperty.co.uk](mailto:info@noveproperty.co.uk)

[noveproperty.co.uk](http://noveproperty.co.uk)

