



Marwood Drive, Great Ayton, TS9 6PD

£285,000



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With a first floor and stylish use of colour – bringing this home to life - this light and bright, well-designed bungalow is something of a gem and is surprisingly spacious. The south westerly facing rear garden has been well cared for and is a delight, with a stream at the bottom of the garden. Situated in one of Great Ayton's most desirable areas, it provides the perfect blend of comfort, charm and practicality. There is no onward chain.

Ground Floor

Entrance Porch

A welcoming space with glass side panels, ideal for coats and shoes, leading into:

Entrance Hall

Generous in size with doors to all rooms.

Living Room

A well decorated, bright and airy reception room with two large windows overlooking the garden. Features include a log burner with wooden lintel and slate hearth, under-stairs storage, and stairs to the first floor.

Dining Room

A perfect space for entertaining, with side window, French doors opening onto a patio area, and direct access to:

Kitchen

Fitted with a good amount of workspace, smart range of white wall and base units, integrated electric oven and hob with extractor, space for appliances, part-tiled walls, and a rear window overlooking the garden.





Double Bedroom

A well-proportioned bedroom with fitted wardrobes and views over the rear garden.

Shower Room

Modern suite with large corner shower, wash hand basin, wc, ladder towel rail, fully tiled walls and floor, and window to the side.

First Floor

Landing – Window to the side aspect. Leading into:

Double Bedroom – A very spacious room with eaves storage, Velux window, and door to:

En-Suite Shower Room – A very classy en-suite in black and white with wash hand basin set in a vanity unit with storage below, low-level wc, shower cubicle, ladder towel rail, tiled walls, and airing cupboard housing the hot water cylinder.

Externally - Front garden – mainly laid to lawn with mature shrub borders, wall and fenced boundaries. The good sized driveway provides off-road parking for several vehicles and leads to:

Carport & Single garage – with up-and-over door, power and lighting.

Rear Garden – A stunning south-west facing space, perfect for relaxing, gardening and entertaining, with lawn, patio areas, hedge and fence boundaries and a charming stream at the bottom of the garden. There is also the benefit of an outdoor tap and storage cupboard with lighting and electric point.





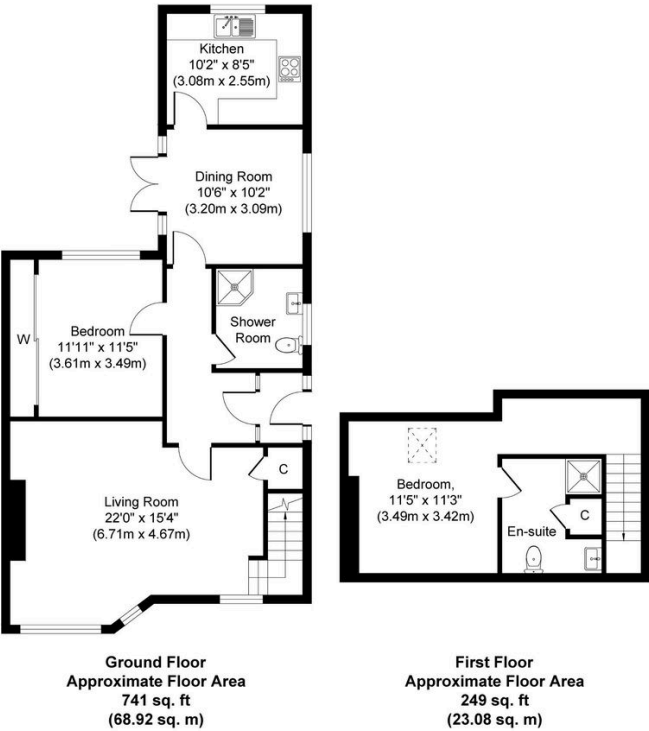
Location & Amenities

Nestled at the foot of the North York Moors National Park, this picturesque village is the perfect setting for buyers looking to enjoy the best of North Yorkshire living. The River Leven meanders through the village centre, adding to its scenic appeal, while walking routes lead up to the iconic Roseberry Topping. There is a vibrant community including dramatic society; lawn bowls, tennis, cricket and football clubs.

Approximate Distances:

Stokesley 3 miles; Guisborough 6.9 miles; Middlesbrough 8.2 miles; Teesside Park (shopping, eateries & leisure) 11.9 miles; Teesside International Airport 16.3 miles; Northallerton 18.1 miles; Darlington 23.1 miles.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------|
| <i>Very energy efficient - lower running costs</i> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <i>Not energy efficient - higher running costs</i> | <div>61</div> | <div>82</div> |
| England & Wales <div>EU Directive 2002/91/EC </div> | | |

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