



Angrove Close, Great Ayton

£240,000

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With the most stunning views and big skies at the rear across open fields and towards the hills, this two-bedroom bungalow – which has clearly been loved and already upgraded with a part-programme of improvement – is now ready for the next chapter. Set within the ever popular and convenient Angrove Close, available with no onward chain and with the benefit of solar panels and great storage, this lovely property offers two flexible reception rooms and will appeal to a host of buyers. It is likely to attract strong interest and therefore early viewing is highly recommended.

Entrance Hall

UPVC entrance door with glazed side panel, laminate flooring, useful cloaks cupboard and doors leading to the kitchen and living room.

Kitchen

Well designed and comprehensively fitted with a range of Shaker style wall and base units, with a good amount of attractive but practical wood effect workspace. Also featuring: built-in oven with ceramic hob and extractor hood, stainless-steel sink with drainer, part-tiled walls, space for washing machine, and the bonus of a pantry cupboard housing the fridge/freezer. Window to the side, and an additional door providing handy access to the driveway.

Living Room

A generously sized, well-shaped room, allowing seating and furniture to be placed conveniently and featuring: a gas flame-effect fire with sandstone surround and hearth, coving to the ceiling, practical wood-effect laminate flooring which creates a warm feel, and a large front window enjoying a pleasant outlook. The laminate flooring continues through to all rooms. Door leading to the inner hallway.

Inner Hallway

With picture rail, additional storage cupboard, and access to the bedrooms, shower room and second reception room.





Living / Dining Room

With a striking floor-to-ceiling window providing countryside views that will take your breath away, and allowing you to enjoy the changing seasons and wildlife. This second reception room is situated to the rear of the property and provides an impressive and flexible space, with a multi-fuel log burner, and two side windows. Sliding patio doors lead out onto the patio and rear garden.

Master Bedroom

With a large window providing wonderful views over the rear garden and to the open fields beyond, this well-proportioned double bedroom has built-in wardrobes and coving to the ceiling.

Bedroom Two

Single bedroom with coving to the ceiling and side-facing window.

Shower Room

Light and bright from the side facing window, this tastefully upgraded room comprises a good sized walk-in shower with glass screen, wide unit with cupboard, inset sink, counter top and close coupled wc. A ladder-style heated towel rail, recessed lights and marble effect panels complete the look.





Externally

Frontage and Driveway

Low-maintenance garden mainly laid to lawn with shrubs and a lavender border. A smart block paved driveway provides ample off-road parking and leads to the garage. A side path provides gated access to the rear garden.

Garage

Single garage with double wooden doors, rear window and power supply.

Rear Garden

A good sized south-facing garden, with a feeling of privacy, laid mainly to lawn and with established shrubs and trees. There are also two separate paved seating areas designed to enjoy the stunning, open countryside views.

Freehold. Electric central heating. Council Tax C.

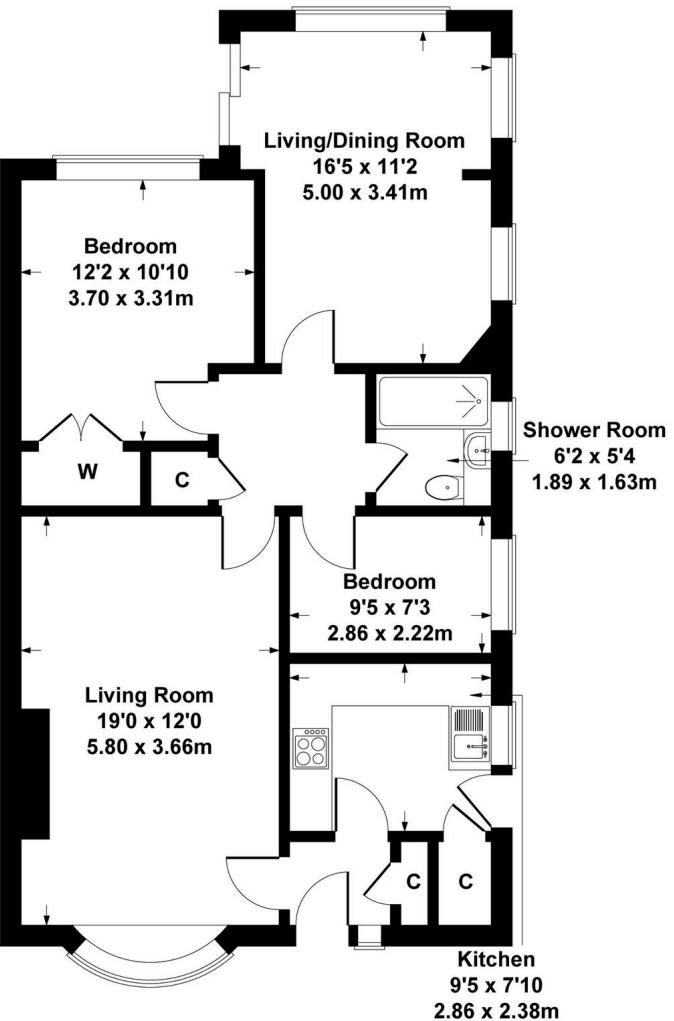
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21 Angrove Close, Great Ayton TS9 6LE

Approximate gross internal area

House - 79 sq m - 850 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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