



MAGNOLIA HOUSE  
29 Deepdale, Hutton Rudby



# MAGNOLIA HOUSE

29 DEEPDALE, HUTTON RUDBY TS15 0DS

AN IMMACULATE, MODERN, DETACHED FOUR-BEDROOM FAMILY HOME IN CENTRAL HUTTON RUDBY, TUCKED AWAY IN A QUIET CUL DE SAC WITH GARDENS AND DOUBLE GARAGE

## Accommodation

Entrance Hall • Family Room or Study • Living Room  
Open-Plan Kitchen, Garden and Dining Room • Utility Room  
Master Bedroom with En Suite • Three Further Bedrooms • Family Bathroom

## Externally

Double Driveway • Double Garage • Front, Side and Rear Gardens



**GSC GRAYS**

PROPERTY • ESTATES • LAND

5 & 6 Bailey Court, Colburn Business Park,  
Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829217

[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[richmond@gscgrays.co.uk](mailto:richmond@gscgrays.co.uk)

## Offices also at:

Alnwick  
Tel: 01665 568310

Chester-le-Street  
Tel: 0191 303 9540

Barnard Castle  
Tel: 01833 637000

Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500

Kirkby Lonsdale  
Tel: 01524 880320





### Situation and Amenities

With a wide, tree-lined green, this picturesque North Yorkshire village offers a Spar shop with post office and petrol station, a hairdresser and three inns, two serving food. In addition, there is a doctor's surgery, primary school and two churches. Leisure amenities include a gardening club, tennis, cricket, bowls and a village hall with badminton club. There are also bridle paths and walks over the countryside.

Stokesley 4 miles, Northallerton 12.7 miles, Yarm 6.3 miles, Middlesbrough 12.7 miles, Darlington 15.8 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside, Newcastle and Leeds Bradford.

### Magnolia House 29 Deepdale

This wonderful family home is situated at the head of a popular and tucked away cul de sac in Hutton Rudby. Immaculately decorated and ready to move into, the property includes a double garage, double driveway and gardens to the front and rear.

### Accommodation

The main front door opens into a reception hall with Karndean flooring, stairs to the first floor and doors to the living room, study/family room and cloakroom/w.c.

The main living room has a bay window and a feature central fireplace with stone surround and inset electric fire. Double doors from here open up to the large family kitchen, dining and garden room: a lovely, light-filled space which will no doubt become the family hub and meeting place for friends. There is a fully tiled floor with thermostatically controlled under-floor heating, kick-space LED lighting, a range of modern, handleless units in classic cream with sophisticated stone worktops, double French doors out to the gardens and a large, floor-to-ceiling window which floods the room with light.





Built-in appliances include a fridge, freezer, double oven, electric hob, dishwasher and Franke stainless steel, Belfast-style sink unit.

From the kitchen, there is an opening through to the utility room, ideal for keeping all the essentials neatly out of the way. There is a continuation of the tiled flooring, plumbing for a washing machine, space for a dryer, a stainless steel sink and draining unit, wall-mounted storage and a door leading out to the side garden.

The family room / study has a bay window to the front whilst the handy ground floor cloakroom has a low-level w.c to keep both family and friends comfortable.



The first floor landing provides access to all of the bedrooms, the family bathroom, airing cupboard and the fully-boarded loft via a drop-down ladder.

The master bedroom suite has a double wardrobe, single wardrobe and a door to the en suite which boasts a step-in shower cubicle, spotlighting, thermostatically-controlled under-floor heating and high-quality fittings. There are three further good-sized bedrooms, all of which benefit from built-in wardrobes.

The family bathroom has a tiled floor, heated chrome towel rail, wall-mounted sink with vanity storage underneath, low-level w.c, wall-mounted storage and panelled bath.



### Externally

The front garden is open-plan and laid to lawn with a path running up to the front door and around to the side garden.

The rear garden is also laid mainly to lawn with a patio area immediately adjacent to the kitchen and a further patio area at the bottom of the garden, perfect for enjoying the evening sunshine. There are three raised beds for those with green fingers and a beautiful mature apple tree.



#### **Garage and Parking**

The double garage is approached via a double-width drive. There is a courtesy door offering private access to the side gardens.

#### **Tenure**

The property is freehold and will be offered with vacant possession on completion.

#### **Viewings**

Strictly by appointment with GSC Grays.  
Tel: 01748 829 217.

#### **Local Authority**

North Yorkshire Council. Council tax band F.

#### **Services**

Mains electricity and water. Gas central heating: radiators to the first floor and under-floor central heating to the ground floor featuring individual room thermostatic controls.

#### **Wayleaves and Covenants**

Magnolia House, 29 Deepdale is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

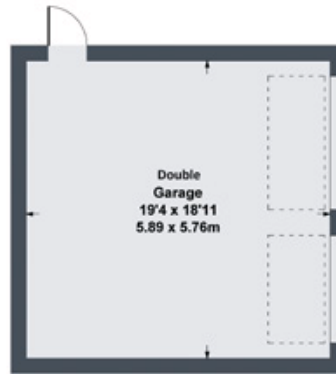
# 29 Deepdale, Hutton Rudby

Approximate Gross Internal Area  
1981 sq ft - 184 sq m

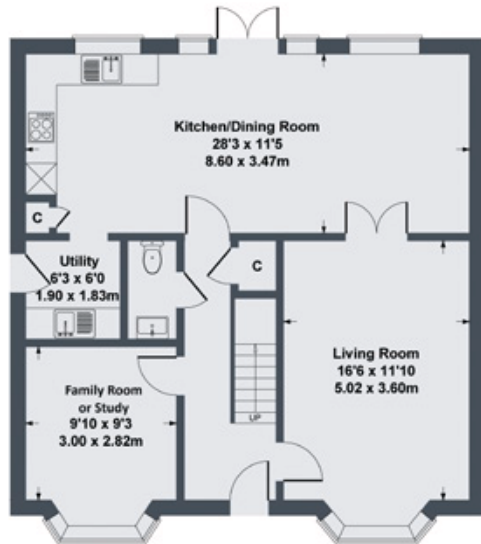
## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

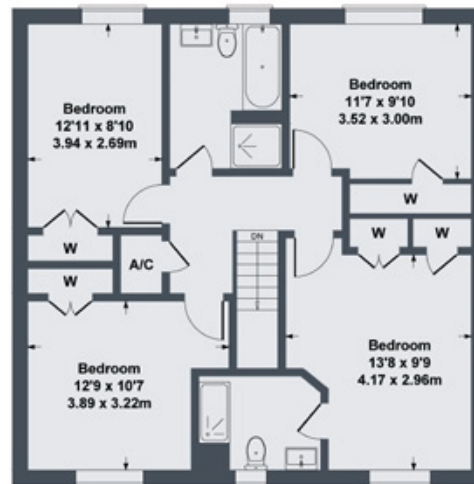
Produced by Potterplans Ltd. 2024



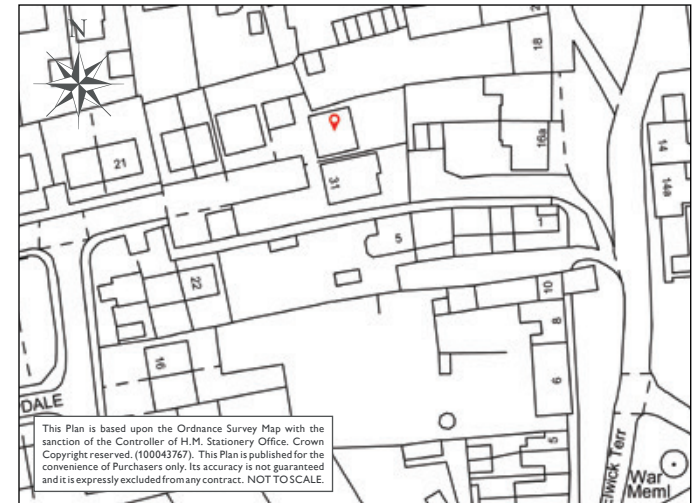
GARAGE



GROUND FLOOR



FIRST FLOOR



### Energy Efficiency Rating

Current	Potential
80	88

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

### DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: June 2024

Photographs taken: June 2024