



## 31 Blenheim Close, Scorton

Offers in the Region of £300,000

Forming part of this highly regarded development, in the very popular village of Scorton, this beautifully presented detached house has been significantly improved by the current owners, resulting in a first class family home. To the ground floor there is a living room, a dining room, a breakfast kitchen and a cloakroom, with the first floor having three double bedrooms, the master being ensuite, and the family bathroom. Externally there is driveway parking, a garage and a walled garden that enjoys the sun throughout the day. An early inspection is strongly recommended!

21 Market Place, Richmond, North Yorkshire, DL10 4QG

# 31 Blenheim Close, Scorton

Forming part of this highly regarded development, in the very popular village of Scorton, this beautifully presented detached house has been significantly improved by the current owners, resulting in a first class family home. To the ground floor there is a living room, a dining room, a breakfast kitchen and a cloakroom, with the first floor having three double bedrooms, the master being ensuite, and the family bathroom. Externally there is driveway parking, a garage and a walled garden that enjoys the sun throughout the day.

## **Entrance Hallway:**

Accessed via a part glazed composite door, the welcoming hallway has a radiator and a door to the garage.

## **Living Room:**

A lovely room having a radiator, a TV point and a upvc double glazed bay window to the front of the property.



## **Dining Room:**

With ample space for family dining, there is a radiator and a pair of upvc double glazed doors that open out to the garden.



## **Dining Kitchen:**

The fantastic kitchen is fitted with a range of quality wall and base units with soft close fittings and complimenting countertops. Integrated into the units are a Smeg oven and hob, a dishwasher and a fridge freezer. There is a breakfast bar, a sliding larder cupboard, a door to the rear and a upvc double glazed window overlooking the garden.



## **Cloakroom/Utility:**

Fitted with a WC and a wash hand basin and having plumbing for a washing machine.

## **Bedroom 1:**

A double bedroom with fitted wardrobes, a radiator, a TV point and two upvc double glazed windows overlooking the rear garden.





The **Ensuite** has a large shower enclosure with a Grohe dual headed shower, a WC and a wash hand basin set into a useful vanity unit with storage.



### **Bedroom 2:**

A double bedroom with fitted wardrobes, a TV point, a radiator and a upvc double glazed window.



### **Bedroom 3:**

A double bedroom with a radiator, loft access and a upvc double glazed window.



### **Bathroom:**

A very well appointed bathroom which is fitted with a white suite that includes a bath with a shower over, a WC and a wash hand basin set in a vanity unit. There is a heated towel rail and a upvc double glazed window.



### **First Floor Landing:**

With upvc double glazed window and an airing cupboard.

### **External**

The property sits back from the road behind a driveway providing off street parking and a lawned garden. A gated path to the side leads to the rear garden. The garage has an electric roller door, and has power and light connected.

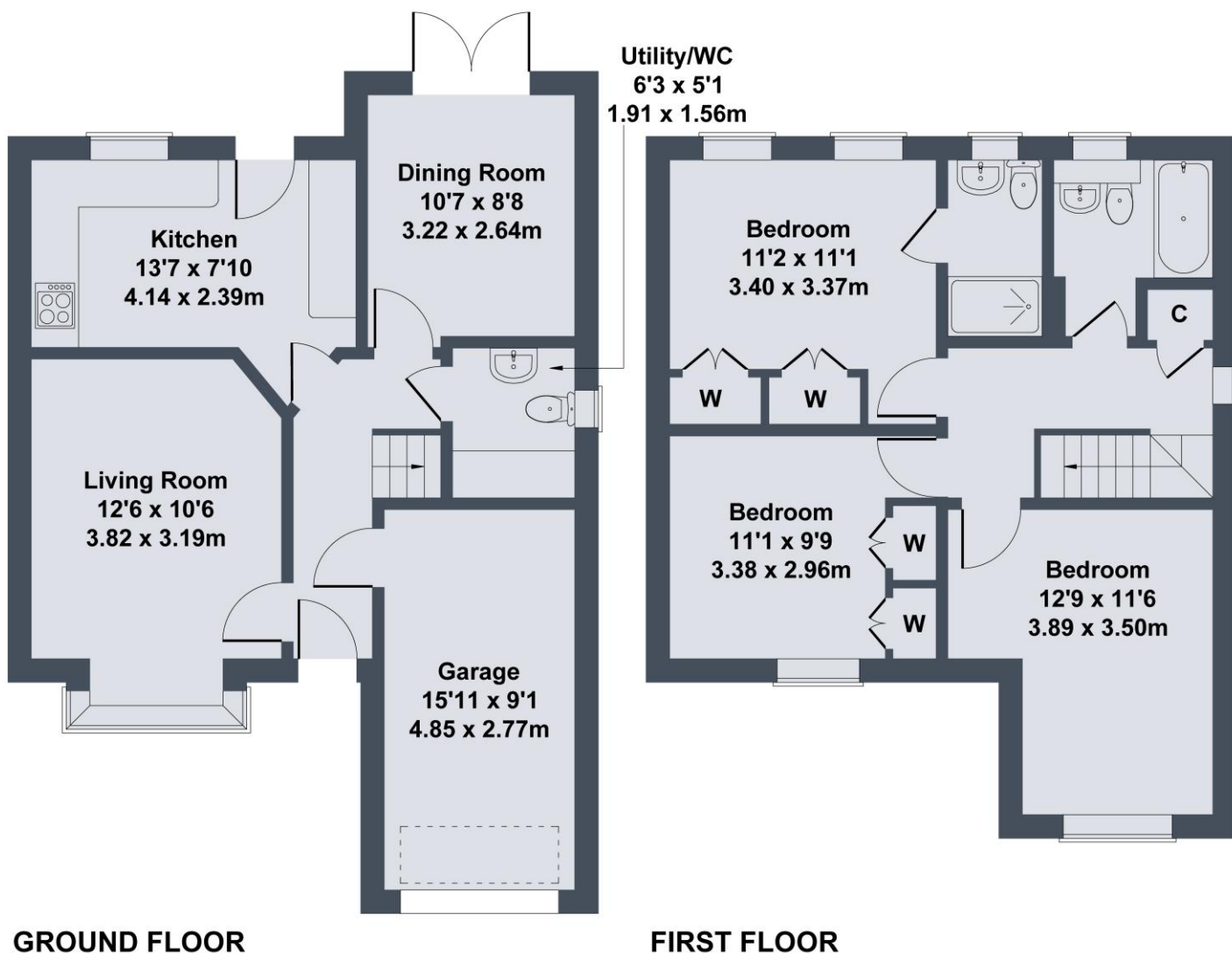
The rear walled garden enjoys the sun throughout the day. It is lawned with mature borders and has a large paved seating area.



### **Additional Information**

The postcode is DL10 6TE and the Council Tax Band is D. The Worcester gas fired boiler is located in the airing cupboard.

## 31 Blenheim Close, Scorton, DL10 6TE



### 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.