



## PITTFIELDS, SCRUTON

NORTHALLERTON, DL7 0RG

**£565,000**  
**FREEHOLD**

A superb detached home in a lovely setting with attractive views to the rear and a flexible layout that will suit modern lifestyles. The property is located in the lovely village of Scruton, ideal for Northallerton & Bedale and close to Junction 51 of the A1(M). The property has a bright contemporary style with a double garage, off street parking and private garden.

**NORMAN F. BROWN**

Est. 1967

# PITTFIELDS, SCRUTON

- Spacious Detached Home • 5 Double Bedrooms • Flexible Layout With Bedrooms To Both Floors • Contemporary & Bright Style • Double Garage & Resin Driveway • Gas Fired Heating & Double Glazing • Close to Bedale, Northallerton & Junction 51 of the A1(M) • Lovely Views To The Rear • Enquire Today For Your Personal Viewing • Video Tour Available



## Description

This spacious home has a contemporary and bright style with a great layout, perfect for modern lifestyles with bedrooms to both floors.

The property opens into an entrance porch with space for storing shoes and coats, then leading into a central hallway. The hallway opens to three bedrooms, the dining kitchen and the sitting room and also has stairs to the first floor and a useful airing cupboard. The sitting room has a living flame effect gas fire with a stone effect surround and a granite hearth and there are glazed double doors through to a dining room. The dining room is also off the kitchen and is a great room for entertaining with a picture window and French doors out to the garden and space for a large dining table and chairs. The dining kitchen has a range of shaker style wall and base units with a work surface over having a matching upstand and a one and a half bowl sink. There is space for a range style cooker with a stainless steel splashback and an extractor hood over as well as spaces for a tall fridge freezer and there is an integral dishwasher. The dining area has space for a 6/8 person dining table and chairs making it a great space for family time. The house also has a separate utility room comprising of a range of wall and base units with a work top over and a single drainer sink, space for a washing machine, a useful pantry cupboard and a door out to the garden.

Also to the ground floor, the main bedroom looks out to the rear garden and has fitted wardrobes with mirror fronted sliding doors and there is an ensuite shower room comprising of a walk in shower with fixed and handheld heads and a screen door plus a push flush WC and a washbasin set into a vanity unit. bedroom two is also an excellent double looking out over the private front garden and has built in wardrobes too. bedroom three is a smaller double that could be used as a study and has a fitted wardrobe. The main bathroom has a walk in shower with double screen doors, fixed and hand held shower heads, a panelled bath as well as a washbasin and push flush WC set into a vanity unit.

The first floor has a central landing with Velux windows to the side and a counter top which would make for a good study or work area. Off the landing are two double bedrooms both with eaves storage with bedroom four having Velux windows to the side elevation and bedroom five having a window with an attractive view over the garden and field beyond. There is also a WC with a washbasin,

Outside the property is hidden away by conifer and beech hedge boundaries with a resin driveway providing off street parking and leading to the double garage. The double garage has an electric up and over door, lighting and power points. The front garden is mainly lawned which along with a resin covered

path, continues round the side to the South facing rear garden where there is a seating area ideal for entertaining, accessed from the kitchen and dining room and overlooking the mainly lawned garden which also has beech hedge boundaries and lovely views of the field behind. There is also a second paved patio seating area off the dining room perfect for the evening sun.

#### Location

Scruton is a village and civil parish in the Hambleton district of North Yorkshire, England. It is 4 miles west of Northallerton and close to Junction 51 of the A1(M) and Bedale is also close by. Amenities in Scruton include the pub, The Coore Arms, the village hall (The Coore Memorial Hall) and the Church of England St. Radegund's church which are all venues for village activities. Scruton also has many outdoor venues; the village green is maintained to a high standard by the parish council, and is the venue for the annual village fete.

#### General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

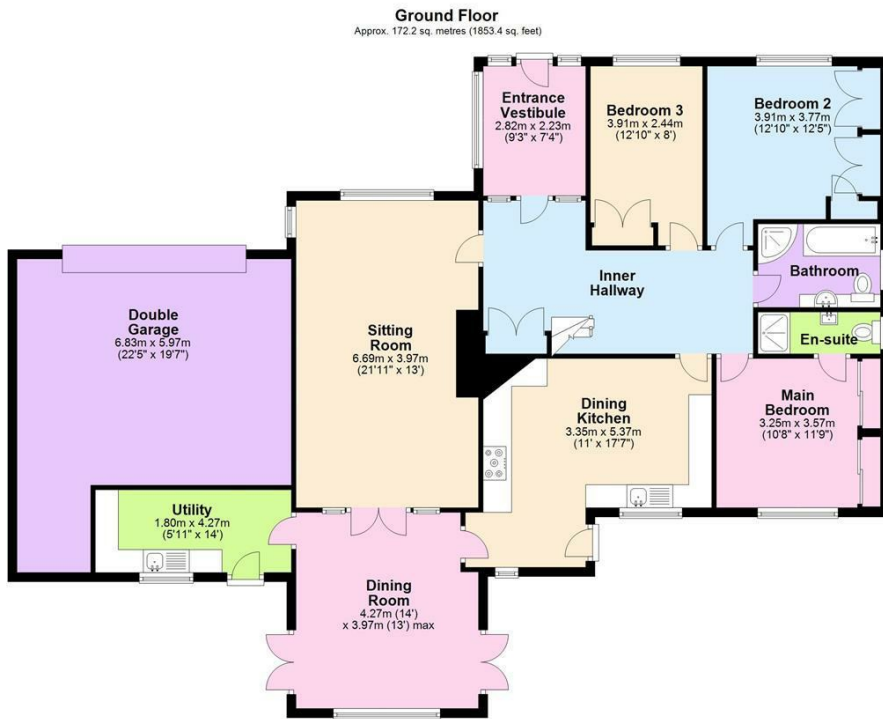
Tel: (01609) 779977

Council Tax Band – F

Tenure – We are advised by the vendor that the property is Freehold

## PITTFIELDS, SCRUTON





Total area: approx. 214.5 sq. metres (2309.2 sq. feet)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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