



THE SWALES, MORTON ON SWALE

NORTHALLERTON, DL7 9QX

£385,000
FREEHOLD

A stunning four bedroomed detached home with an excellent layout, perfect for modern lifestyles including a dining kitchen, sitting room opening out into the rear gardens and 4 excellent sized bedrooms including a master bedroom with ensuite. The property is located in a convenient position for access to Bedale and Northallerton aswell as Junction 51 of the A1M. Other benefits include a double garage, which offers scope for an at home office, off street parking and an attractive enclosed rear garden.

NORMAN F. BROWN

Est. 1967

THE SWALES, MORTON ON

- Four Double Bedrooms • Spacious Detached Home • Bright & Modern Style • Double Garage & Off Street Parking • Convenient Village Position • Close To Bedale, Northallerton & Junction 51 of the A1(M) • Excellent Energy Efficiency Rating - B • Great Garden • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This lovely home will suit a variety of different lifestyles and is located in the convenient positioned village of Morton On Swale between Northallerton and Bedale with easy access to the A1(M) via junction 51.

The property opens into an impressive bright hallway reveals a superb dining kitchen, sitting room which leads out to the enclosed garden and a second multi functional room which could be used as a study, playroom or snug and there is also a downstairs WC.

The kitchen is a great space for family life or entertaining with a range of Shaker style wall and base units concealing integrated appliances including a fridge freezer and dishwasher, there is also a four ring gas hob with brush steel splashback with extractor hood over, plus electric oven and grill. There is a utility room that opens into the garden and has a useful second sink and space for a washing machine and tumble dryer.

The cosy sitting room is a great size for families to be together and with French doors leading out to the attractive garden.

To the first floor the central landing leads to all four bedrooms and the bathroom and there is also a useful airing cupboard for storage and access hatch to the loft space.

The main bedroom has built-in Sharps wardrobe with mirror fronted sliding doors, television point for a wall mounted TV and a door to the ensuite, which has a large step-in shower, WC, and a pedestal mounted washbasin with towel rail. Bedroom 3 is also an excellent double and has mirror fronted sliding doors to the built-in Sharps wardrobes and a wall mounted TV point. Bedroom 2 is a great third double bedroom to the rear of the property and bedroom 4 is a perfect guest double bedroom.

The house bathroom has a white three-piece suite comprising of a panelled bath with mixer tap and shower over with a fixed glazed shower screen, low level WC, wall hung wash basin and a chrome ladder style heated towel rail.

Outside

To the front there is a mature planted flower bed with a range of shrubs and an Astro turf frontage leading from the double garage, which has two off street parking to the front.

The double garage was the former sales office for the development, so is perfect for an at home office, study or an at home gym, there is wood effect flooring and the walls are boarded and plastered with electric sockets and phone sockets as well as recess spotlights in the ceiling, there are two up and over doors as well as loft storage and internet connection

points. There is also an alarm system and a personnel door to the side.

The rear garden is all enclosed by a fenced boundary and is a stunning setting for families or for entertaining with attractive planted borders with railway sleeper edging around an Astro turf lawn and with a beautifully paved terrace across the rear of the house providing a great seating area. There is also gated access down one side of the house and a storage area to the other.

Location

Morton on Swale is a large village and civil parish in the Hambleton district of North Yorkshire, England. It lies on the A684 road about 4 miles west of the County Town of Northallerton. It is less than 1 mile (1.6 km) to the village of Ainderby Steeple. As the name suggests it lies on the River Swale.

Notwithstanding its name, Ainderby Steeple Church of England Primary School is situated on Station Lane, Morton-on-Swale which is within the catchment area of Northallerton School, which provides secondary education and sixth form facilities. Also located in the village near the Primary School is The Dales School, which is a special co-educational school for those with severe and complex learning requirements. It provides some post 16 years old education.

General Notes

Viewing - by appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Local Authority – North Yorkshire County Council
Tel: (01609) 779977

Council Tax Band – E

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Total area: approx. 160.5 sq. metres (1727.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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