



A large extended four double bed roomed detached family home situated in a cul de sac location within the popular village of Great Smeaton. The property benefits from oil fired central heating and Upvc double glazing. The accommodation includes an entrance vestibule leading to a spacious reception hall with return stairs to the first floor. Cloaks room / wc, study / office, spacious living room with sliding doors opening to the garden room which over looks and opens to the rear garden. The kitchen / dining room is open plan and fitted with a modern range of high gloss wall and base units together with granite works tops and breakfast bar. Integrated appliances include, oven, hob, fridge and dishwasher. From the dining area doors lead to the rear patio. There is also a useful utility room. To the first floor there is a large landing providing a reading / study area and also access to the large boarded loft space. The master bedroom has an en suite shower room, dressing room and access to a hobbies room. There are three further double bedrooms and a family bathroom. Externally there is an open plan front garden and double driveway leading to the double garage with remote door and pedestrian door. There are private mature gardens to the rear with lawn and patio areas. The village of Great Smeaton is well positioned for anyone requiring access to Northallerton, Darlington, Richmond and Yarm.





- Large four bedroomed detached family home providing spacious and well appointed accommodation
- Open plan kitchen / dining room together with separate utility room
- Master bedroom with en suite shower room, dressing room and access to a hobbies room
- Upvc double glazing and oil fired central heating
- Lovely mature private rear garden with patio area
- Cul de sac location within a popular North Yorkshire village
- Spacious living room, garden room and study / office
- Double drive way providing off street parking and access to the double garage
- Large boarded loft space (11m x 3.5m)
- Vacant possession, no onward chain

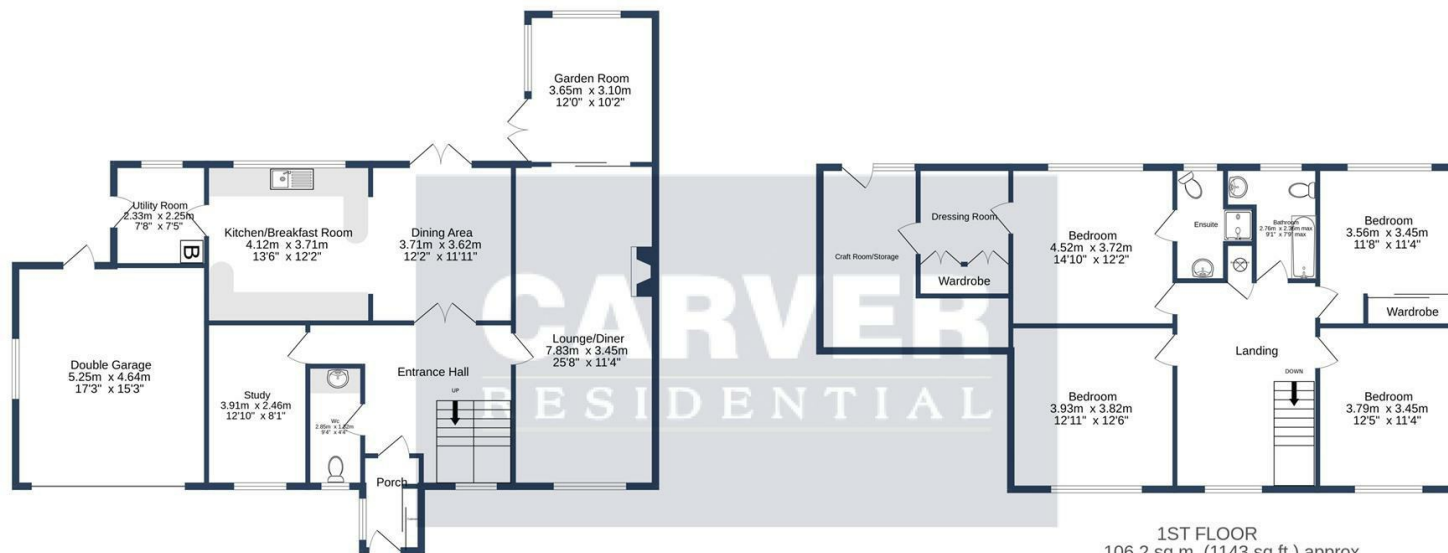
GENERAL INFORMATION

Tenure: Freehold

Services: Oil central heating, mains electric, water and drainage.

Double glazing.

Local Authority: North Yorkshire Band F



GROUND FLOOR
128.9 sq.m. (1388 sq.ft.) approx.

CHURCH GARTH, GREAT SMEATON. DL6 2HW.

TOTAL FLOOR AREA : 235.2 sq.m. (2531 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	

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