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Mulberry House,
Thrintoft, Northallerton, DL7 0PN

Offers in the region of £650,000

House - Detached
3 Bedroom/s
2 Bathroom/s

An outstanding large three bedroomed detached family home constructed to a high specification providing modern open plan living accommodation together with luxurious family and en suite bathrooms. The beautifully presented living accommodation includes an impressive entrance hall with central staircase, cloaks room / wc, snug / family room with multi fuel stove, large living room / dining room (which could be divided to create two rooms) stunning open plan kitchen / garden room. The kitchen with island has marble work tops together with integrated appliances including dishwasher, oven and hob. The garden room has an atrium roof and opens to and over looks the rear garden. There is a well equipped utility room with door to the rear. The ground floor is warmed by under floor heating. From the first floor galleried landing there is a principle bedroom with walk in dressing room (which could easily be converted to provide bedroom 4) and a fabulous raised en suite bathroom. There are two further double bedrooms and a family bathroom with separate shower cubicle. Externally to the front a remote gate leads to the gravel driveway providing ample off street parking. The manageable rear garden with stone patio, lawn and versatile brick built garden room which is currently used as a garden bar but could be a home office. The garden enjoys lovely views over countryside.

NO ONWARD CHAIN.





- Outstanding detached modern family home providing beautifully presented living accommodation
- Luxurious en suite bathroom and family bathroom
- Two further double bedrooms
- Stunning open plan kitchen / garden room with atrium roof, marble work tops and Island
- Constructed by the current owners to a high specification and quality finish including under floor heating
- Principle bedroom with superb en suite bathroom and walk in dressing room (potential to covert to create bedroom 4)
- Living room / dining room (9m x 4m) plus a lovely snug with multi fuel stove
- Electric gated access to substantial gravel driveway

GENERAL INFORMATION

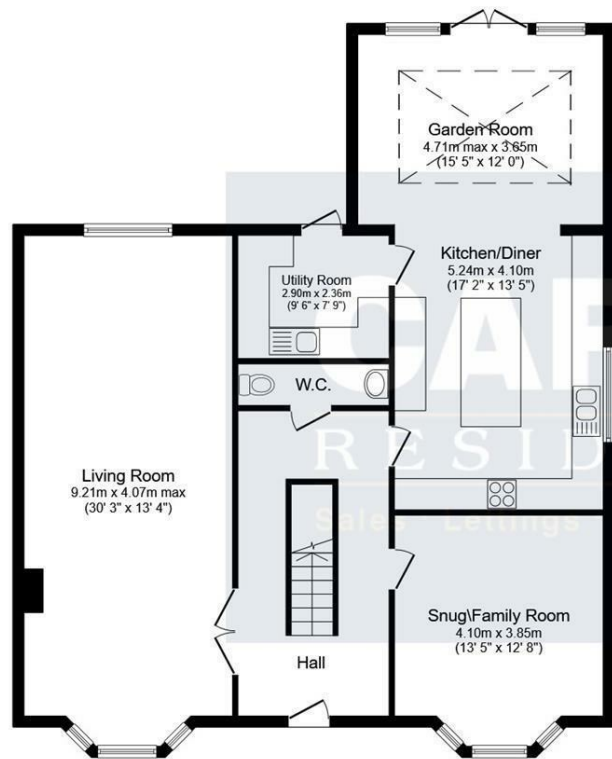
Tenure: Freehold

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

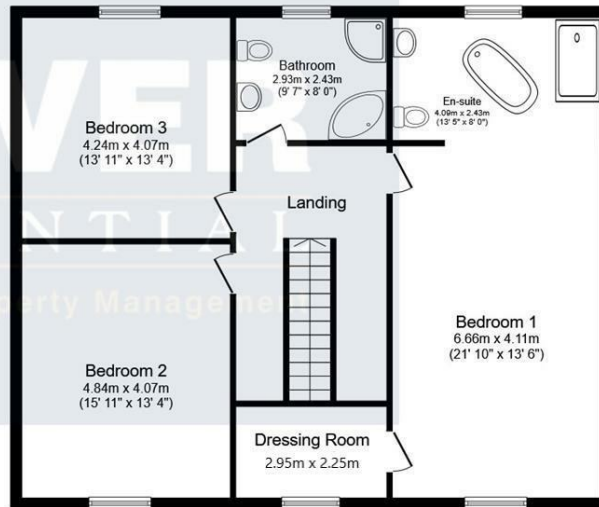
Double glazing.

Local Authority: North Yorkshire Band G

Constructed in 2019 with remaining terms of the Brunel warranty



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(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	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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