





An outstanding three / four bedroomed detached family home providing modern versatile living accommodation which is beautifully presented and has been updated by the present owners to a high specification. The accommodation includes a spacious reception hall, superb recently fitted kitchen with integrated Neff hide and slide ovens, microwave, coffee maker, dishwasher, hob, recycle and bin store with power sockets and a four in one tap. There is also a separate pantry area with integrated full height fridge leading to a drinks area, with additional fridge and freezer. The spacious living room / dining has a recently fitted log burning stove and is open plan to the beautiful garden room with swing and slide bi doors opening to the rear landscaped garden and extended patio with far reaching views beyond. There is also a study / bedroom four, shower room and laundry / utility room. To the first floor there is a master bedroom with built in wardrobes and luxurious en suite bathroom with new double shower. Bedroom two also has built in wardrobes and an en suite shower room. Bedroom three is a good size and over looks the rear garden and countryside beyond. Externally there is a front garden and driveway leading to the garage. Space for 3 / 4 cars. The lovely rear garden has been landscaped with various seating areas with a stunning outlook over the adjoining countryside. The village of Scruton is well positioned for anyone requiring access to Northallerton and the A1m







- Beautifully presented three / four bed roomed detached family home
- New kitchen (2024) with integrated appliances together with separate pantry and utility room / laundry
- Ground floor shower room and bedroom four / study
- Landscaped rear garden with patio, lawn and stunning views over adjoining countryside
- Popular rural village location
- Stunning garden room with bi folding doors opening to the rear garden
- Spacious living room / dining room with log burning stove
- Superb master bedroom with luxurious en bathroom with recently fitted double shower
- Front garden, gated driveway and garage

#### GENERAL INFORMATION

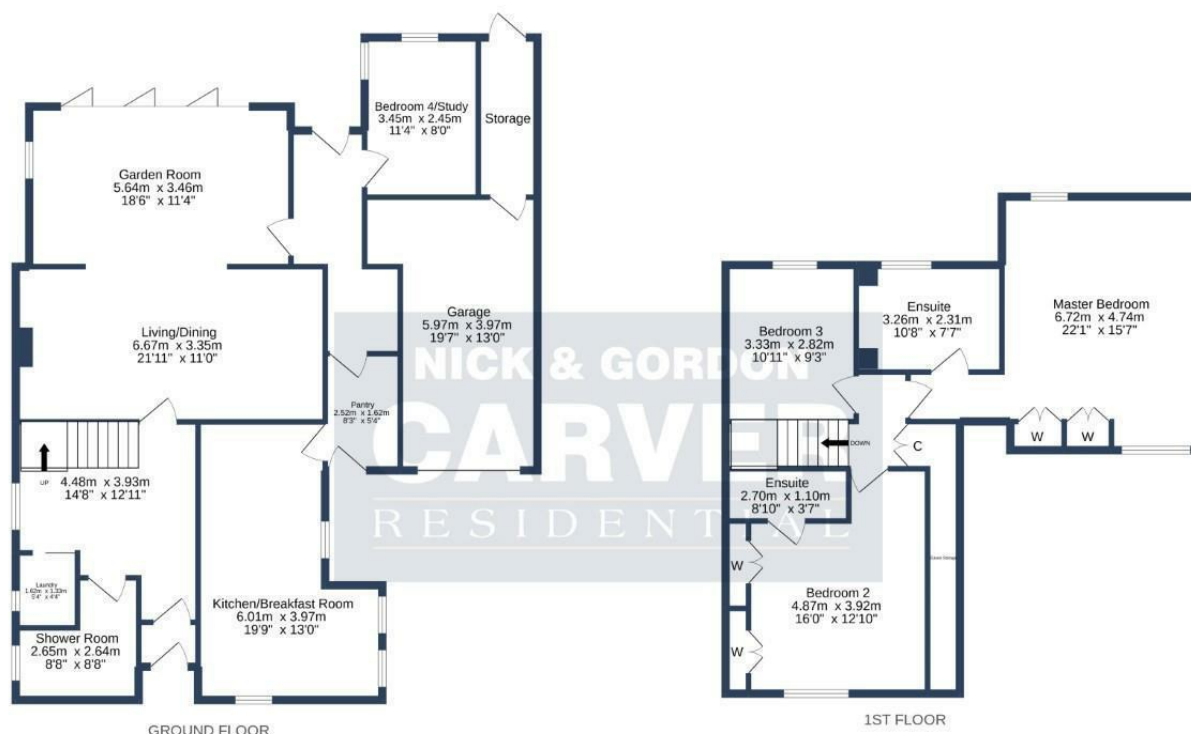
Tenure: Freehold

Services: central heating, mains electric, water and drainage

Double glazing.

Local Authority: North Yorkshire Band F





THE PARKLANDS, SCRUTON. DL7 0QT.

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.  
Made with Metropix 6/2022.

| 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>                            |         |                         |
| (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 |

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