

# BEAUFIGHTER CLOSE

SCORTON

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# Welcome home...

Scorton is a friendly village with great amenities and a convenient location for those who enjoy village life. It has two pubs serving food and drink, a local shop with a post office, and a garage with a small store. Practical facilities include a doctors' surgery and a nursery. A bus route runs through the village, making travel easy. Scorton is surrounded by scenic walking routes, from short strolls to longer countryside trails, and the village green provides a peaceful spot to relax.

This two-bedroom home includes a single garage and parking, offering secure storage for bikes, tools, or a car. Whether you need extra space for hobbies or a workshop, it's a practical addition. Follow the path to your front door and step inside. The hallway guides you into the kitchen and living areas.

To the right, the kitchen features shaker-style cabinets in a unique colour, giving it a character of its own. There's space for a freestanding fridge/freezer, and washing machine, plus an oven which will remain in place, and an integrated wine fridge, dishwasher, and bin to keep everything organised. A front-facing window lets in plenty of natural light.

At the back, the living room is a comfortable space with room for seating and a coffee table. The log-burning stove adds warmth in the colder months, and under-stairs storage helps keep things tidy. Double doors open into the sunroom, a versatile space that works as a dining area, home office, or an extra spot to relax while looking out over the garden.











## Time for bed...

Upstairs, the main bedroom has a panelled backdrop that creates a natural focal point for the bed, along with built-in wardrobes for storage. The second bedroom is a flexible space, ideal for a nursery, guest room, or home office.

The family bathroom includes a bath with an overhead shower, toilet, and sink.







## Outside...

The back garden is a private space where a path leads from the house to a small pond, surrounded by natural stone and greenery. A wooden trellis archway creates a natural divide, leading to the back of the garden.

### Finer Details

Postcode: DL10 6TG

Freehold

Council Tax Band: C

EPC Rating:

Kitchen fit 2023

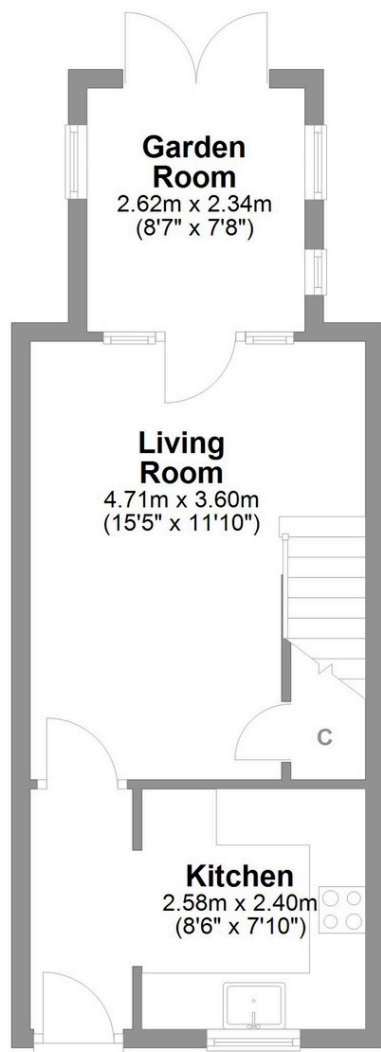
New boiler 2022 (warrantee remaining for 7.5 yrs)



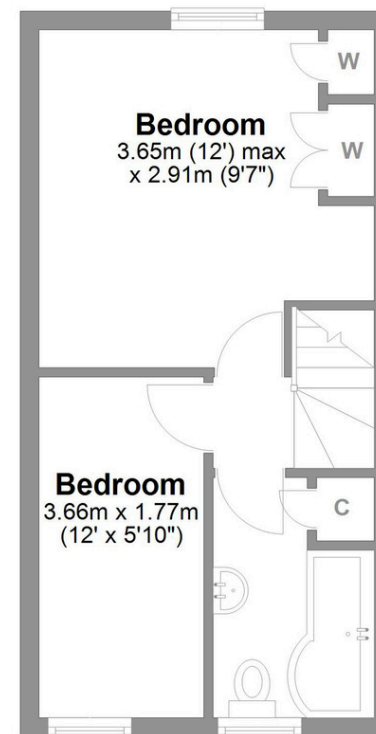


## Beaufighter Close Scorton

Total area: approx. 71.0 sq. metres (764.1 sq. feet)



**Ground Floor**  
Approx. 45.5 sq. metres (489.4 sq. feet)



**First Floor**  
Approx. 25.5 sq. metres (274.7 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd