



The Dorkings, Great Broughton, TS9 7NA

£380,000



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At this rarely available and fine detached bungalow, there is an exciting opportunity to create an exceptional and beautiful home. Against the backdrop of the Cleveland Hills and big skies, this light-filled and roomy bungalow is set within a delightful cul-de-sac location in this stunning and much loved village. There is the flexibility here for you to decorate and enhance spaces to suit your style, whether traditional or contemporary. You could just move in and update areas or you could complete a programme of transformation by increasing the footprint (subject to necessary permissions and regulations) and/or reconfiguring the layout to create a home with spaces designed for the way you live.

The west facing rear garden, with its secret areas, interesting borders, trees and summerhouse, is perfect for the keen gardener. Equally it could be a low-maintenance retreat.

Entrance Hall - From the external covered entrance, a spacious and welcoming hallway greets you. There is loft access from here and doors lead to all main rooms.

Living / Dining Room

A really good sized, character-filled room, with plenty of space for furniture and with distinctly different areas to enjoy. Bright and airy, this L-shaped reception room features a stone fireplace with electric fire, coving to the ceiling, a large front-facing bay window overlooking the garden, a side window, and French doors (with glazed side panels) opening from the dining area into the garden room.

Kitchen / Breakfast Room

A well designed kitchen breakfast room, fitted with good workspace and an excellent range of wall and base units, including open shelving and drawer units, integrated oven and separate grill, fridge, freezer, electric hob with extractor, and single stainless-steel sink. There are part-tiled walls, a hatch to the dining area, window looking into the garden room and through to the rear garden, and door leading into the:





Garden Room – 17'11 x 12'6 - With glass to three sides and sliding doors leading to the patio, this very generous, light-filled space has room for sitting, dining and working. It is also perfect for enjoying an indoor/outdoor lifestyle and being part of the lovely garden all year round. There is excellent potential to upgrade this space.

Garden Anteroom - Large window overlooking the garden, two half-glazed doors to the outside, and internal door access to one of the garages and the utility room/wc. This area has a useful ramp and also has the potential to be improved.

Utility/Boot/Flower Room & WC -A flexible, good sized and cleverly designed room with lots of additional storage and workspace, a stainless-steel sink, plumbing for washing machine and space for fridge/ freezer. There is a practical quarry tiled floor, rear window overlooking the garden, and doors to the WC, the garages and the rear garden.

Master Bedroom - A spacious double bedroom with fitted wardrobes and a large front-facing window.

Bedroom Two - Another good-sized double bedroom with fitted wardrobes and side-aspect window.

Bedroom Three – Lovely as a bedroom but currently used as a home office, with fitted shelving and window to the rear.

Bathroom – Fitted with a four-piece suite comprising panelled bath, corner shower, low-level wc and pedestal washbasin. Fully tiled walls and two windows to the rear.





Externally

Front Garden & Driveway

Expansive and most attractive front garden with neat hedges, mature borders, including a rose border and feature tree. A block paved driveway leads to the single garages.

Single Garages

Situated side by side and both fitted with light and power; one has an electric roller door and the other a manual roller shutter door.

Rear Garden

A beautifully mature west-facing garden laid mainly to lawn, with established flower beds, fenced and hedged boundaries and a patio area. A paved pathway leads to a pagoda and secondary seating area. To the side is a paved section with a wooden summer house.

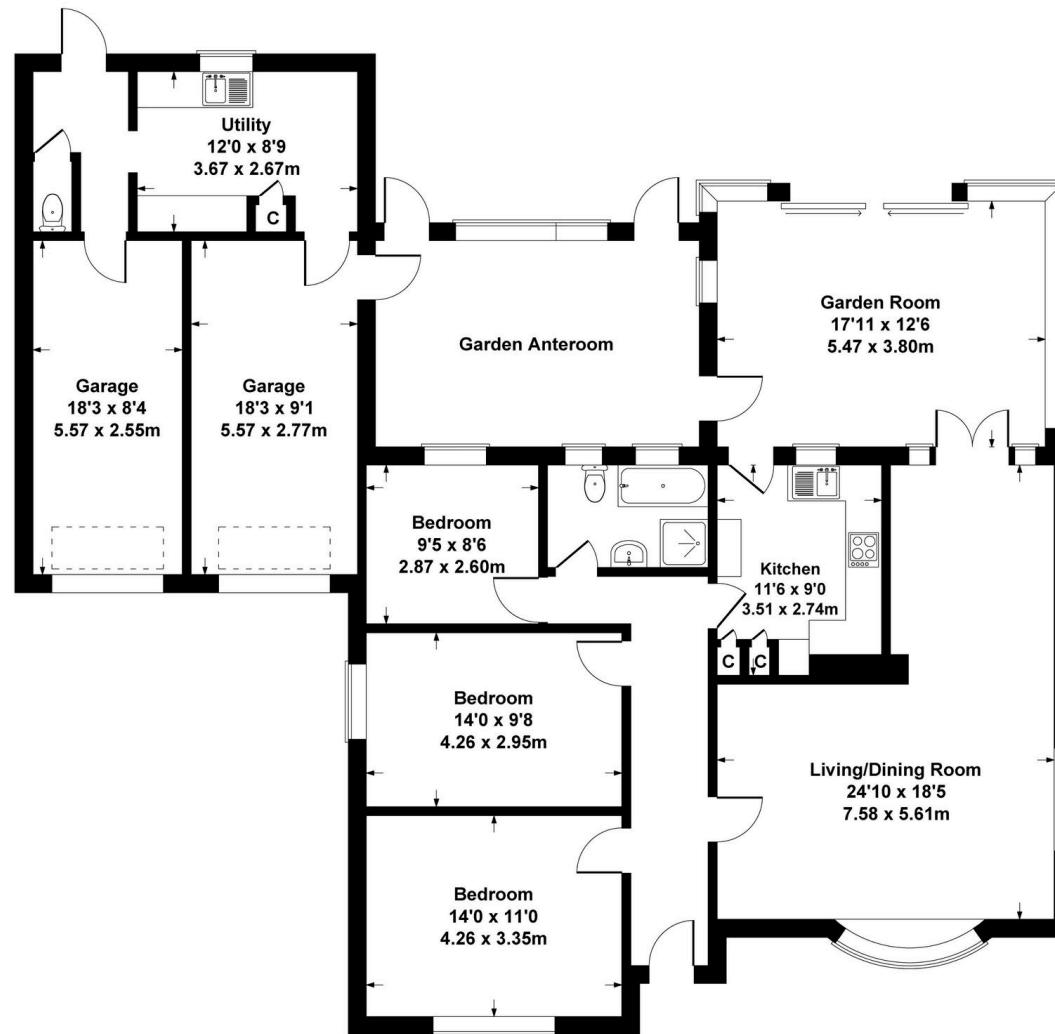
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Approximate gross internal area

House - 188 sq m - 2024 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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