Greenside, Beech Close, Scruton, Northallerton, DL7 0TU
Offers in the region of £360,000

estates
'The Art of Property'

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Offers in the region of £360,000
Council Tax Band: D

Occupying a superb corner position within the highly regarded village of Scruton, Greenside, is beautifully presented and lovingly maintained three-bedroom detached home enjoying an attractive open outlook across a delightful green and mature trees to the front. Offering spacious and versatile accommodation throughout, together with beautifully tended gardens, a stunning garden room extension, and generous garage, this impressive property is certain to appeal to a wide variety of buyers seeking village life combined with comfort and convenience.

The present owner has greatly cared for, improved and enhanced the home over the years, with viewings strongly recommended to fully appreciate both the standard of accommodation on offer and the enviable setting. The property benefits from UPVC double glazing, whilst in 2023 a gas central heating system was installed including a Baxi Platinum boiler and radiators, adding further efficiency and comfort. Externally, the front driveway and pathways have also been resurfaced, complementing the home's excellent kerb appeal.

One of the lovely features are the gardens, the front beautifully manicured, while the manageable rear garden is designed for ease of maintenance and ideal for relaxing or entertaining. The gardens are enhanced by attractive flowering borders creating colour and interest throughout the seasons. The fabulous garden room extension provides an exceptional additional reception space and enjoys a replacement roof installed in recent years together with both a central heating radiator and underfloor heating, allowing for comfortable year-round use.

The village of Scruton is a particularly desirable and peaceful rural setting, well known for its friendly community atmosphere, attractive countryside surroundings and excellent accessibility to nearby market towns and transport links. It offers an ideal balance for those seeking a quieter lifestyle without sacrificing convenience.

In brief, the accommodation comprises a useful entrance porch leading into a generous and welcoming hallway with a convenient ground floor WC positioned to the right. To the left is a spacious through lounge and dining area, featuring a comfortable seating area to the front with an attractive fireplace incorporating a flame effect electric fire, whilst the dining area to the rear overlooks the garden creating a wonderful space for family living and entertaining.

The property also benefits from a larger-than-average kitchen fitted with an excellent range of integrated appliances, opening into an extended kitchen area with door providing side access, and off to the rear is the impressive garden room extension.

To the first floor is a light and airy landing with loft access hatch and useful linen cupboard, leading to three double bedrooms, all presented in excellent decorative order. These are served by a modern shower room fitted with a good-sized shower cubicle, vanity wash basin and WC.

A truly impressive home in a charming village setting, combining attractive surroundings, spacious accommodation and high-quality improvements throughout.

Please note:
Council tax Band - D
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only. Measurements are maximum room points, including some into wardrobe space, overall sq ft also includes rear outside store,

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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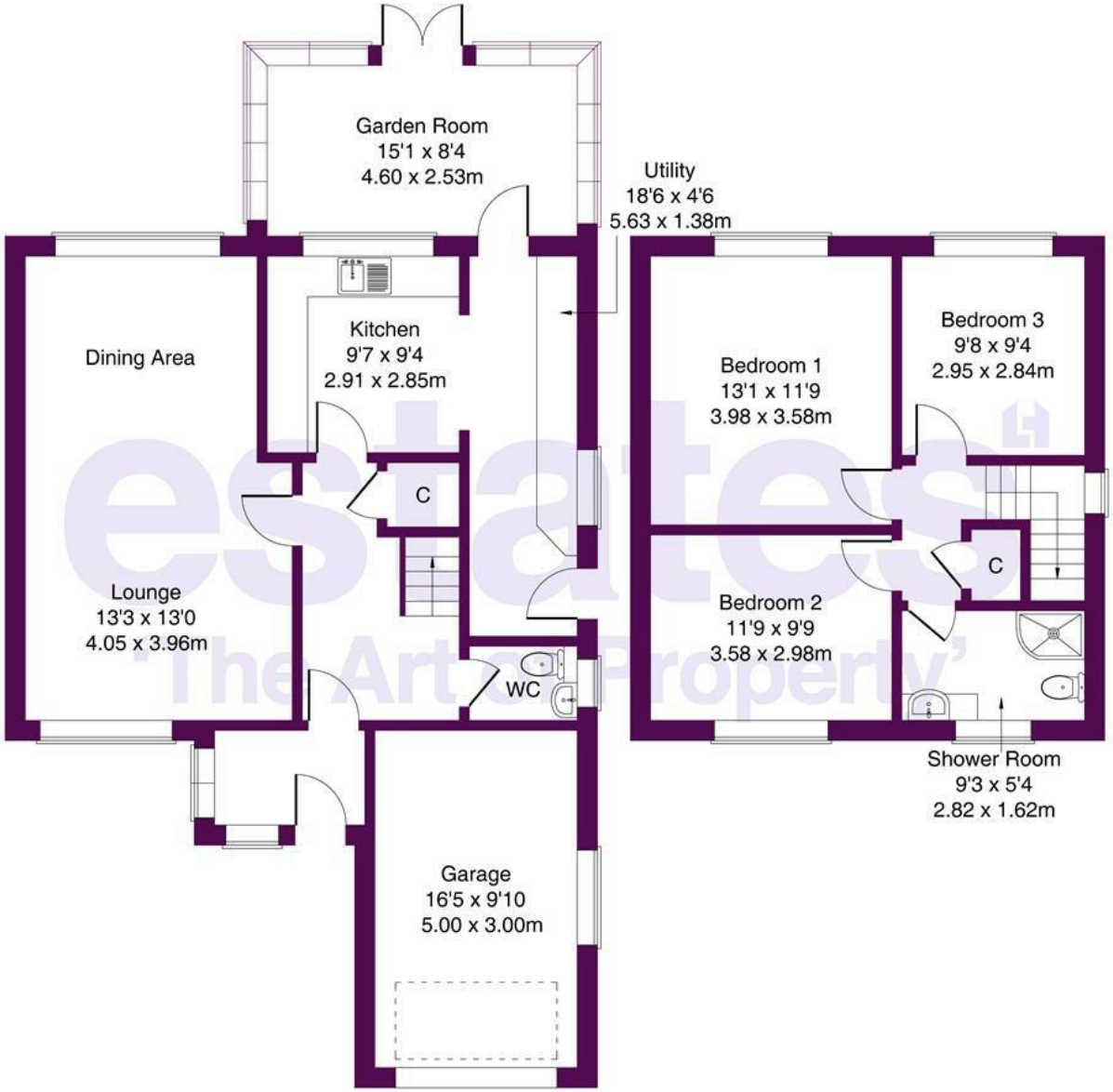
Approximate Gross Internal Area: (1432 sq ft - 133 sq m.)



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