

NOVE

23 Weavers Green, Northallerton

Northallerton

Guide Price £290,000

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23 Weavers Green has been owned by the same family since 2003. In the last few years, it has been extensively renovated from top to bottom. All work has been carried out with great care and attention to detail resulting in a beautiful, stylish home which is ready to move into.

The property boasts a new modern kitchen, new and updated bathrooms, Hammonds fitted wardrobes and storage cupboards, plantation shutters and herringbone flooring which spans the ground floor. Bifold patio doors open onto an enclosed, low maintenance, landscaped garden area supporting the concept of indoor-outdoor living.

All rooms are finished to a very high standard with feature lighting, relaxing colour palette and new carpets throughout.

On the ground floor, a widened entrance hall leads to the dining room at the front, which opens through an archway into the kitchen at the rear.

The kitchen has quartz worktops, integrated AEG appliances and bi-fold doors to the garden. A former utility room has been opened into the kitchen, with tall cupboards housing the new boiler and laundry appliances. There is also a WC.

The first floor has a living room spanning the front of the house with a bay window overlooking the green, which captures the afternoon sun beautifully, a third bedroom and a shower room. On the second floor is the principal bedroom with new fitted wardrobes and an en suite, along with a second double bedroom.

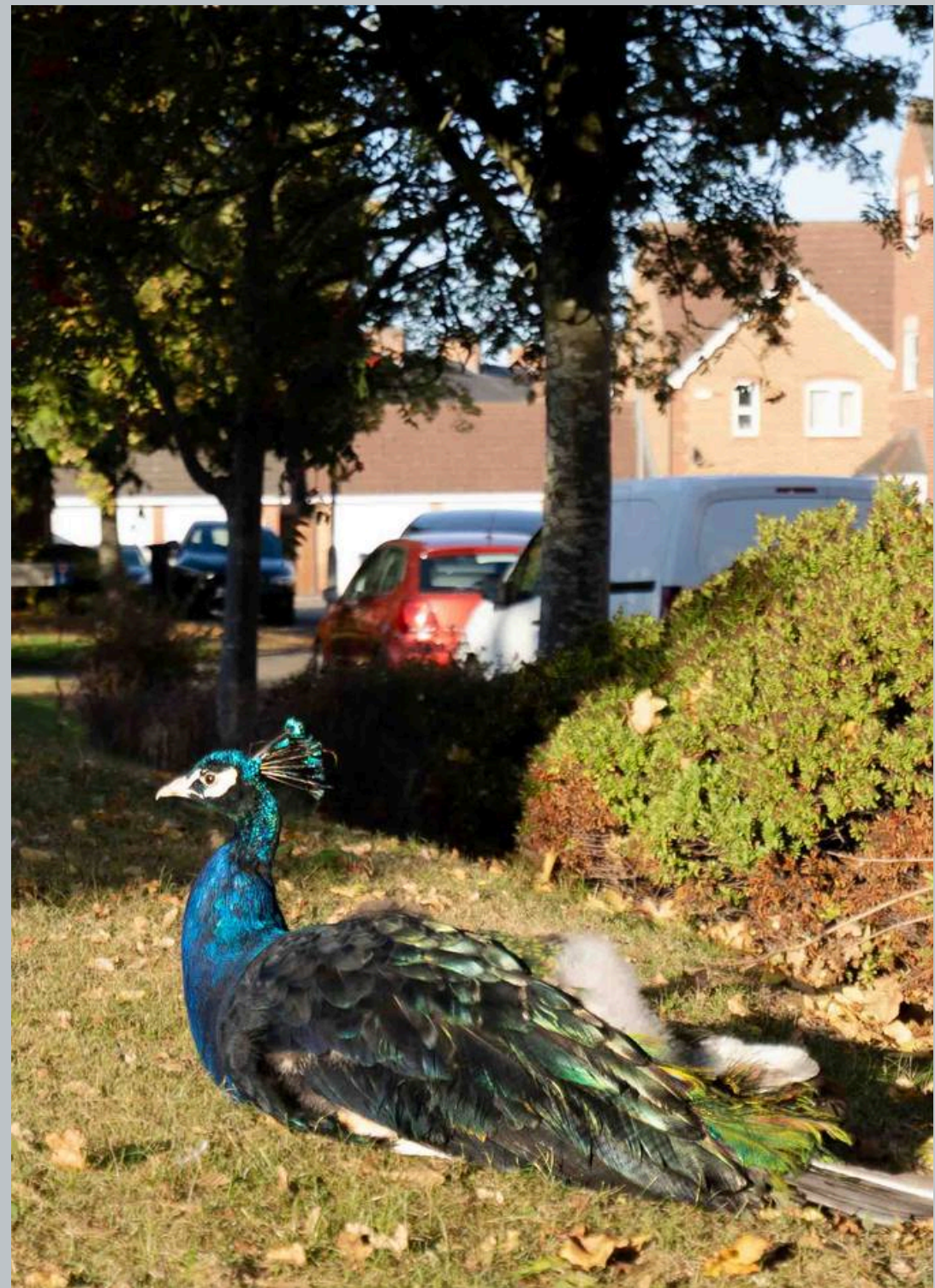
The property benefits from an enclosed rear garden, plus a Garage and driveway parking.

MATERIAL INFORMATION

Tenure: Leasehold. 940 year lease from 1 June 2000, approximately 913 years remaining. Peppercorn ground rent. No service charge.

Council Tax band: D

Tenure: Leasehold





Hall

17' 10" x 5' 5" (5.43m x 1.65m)

The entrance hall has been widened by the current owners. It has herringbone flooring, a carpeted staircase to the first floor with a white spindle balustrade, and a cloaks cupboard at the entrance with under the stairs shoe store. There is additional under stair storage. There is a radiator with a decorative cover, and doors lead to the dining room and the WC.

Dining room

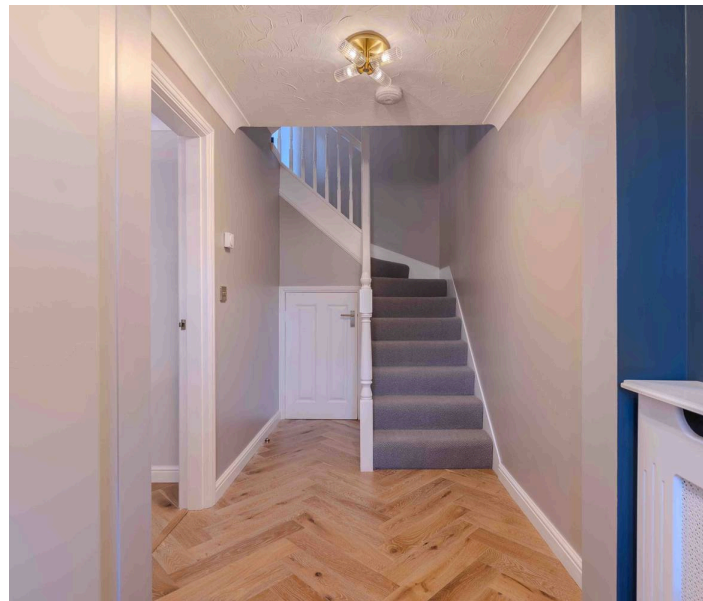
12' 0" x 9' 0" (3.66m x 2.74m)

The dining room sits at the front of the house, with a bay window fitted with plantation shutters and an outlook across the green. A run of fitted low-level storage units lines one wall. There are recessed ceiling spotlights, a feature pendant light, coving and herringbone flooring. A recently widened opening leads through to the kitchen.

Kitchen

16' 1" x 14' 10" (4.89m x 4.52m)

The kitchen has handleless units in two tones of grey with quartz worktops and upstands. Gold edge trim runs along the worktops, with LED strip lighting set beneath the wall units, worktops and plinths. The integrated AEG appliances are a double oven, combination microwave, coffee machine, dishwasher, large fridge and under counter freezer. There is also an induction hob with an angled extractor above, an undermount sink with a brushed gold mixer tap, and an integrated wine cooler. A peninsula breakfast bar seats two. Recessed ceiling spotlights, a vertical designer radiator and herringbone flooring complete the room. Bi-fold doors open onto the rear terrace, and a door leads to the WC. The owners have opened up the former utility room to extend the kitchen. Three floor to ceiling cupboards now house the new boiler, a stacked washer and dryer, and additional storage.



First Floor Landing

Stairs rise to the second floor, and doors lead to the living room, bedroom three and the shower room.

Living room

14' 11" x 10' 1" (4.55m x 3.08m)

The living room spans the full width of the first floor at the front of the house. A bay window and a second window look out over the green. There is a check-patterned carpet, coving, a ceiling light point and two, wall mounted radiators.

Shower Room

7' 0" x 5' 8" (2.14m x 1.72m)

Fully tiled in marble-effect porcelain, with patterned encaustic-style floor tiles. There is a walk-in shower with a glass screen, a ceiling-mounted rainfall head and a separate handheld shower, with brushed steel fittings. A wall-mounted vanity unit has two drawers and a basin, with an LED light beneath. There is also a close-coupled WC, a round mirror and a recessed ceiling spotlight.

Bedroom Three

13' 3" x 8' 9" (4.05m x 2.66m)

A rear-facing double bedroom, currently set up as a study and snug. Two sets of double doors open onto built-in storage cupboards. There are two windows with plantation shutters, a brick-effect feature wall, carpet and a radiator.

Second Floor Landing

9' 0" x 7' 1" (2.74m x 2.15m)

A storage cupboard containing the water heater opens off the landing, and doors lead to both bedrooms. The loft space is accessed by a drop-down ladder, the loft is mainly boarded and has a light, providing useful additional storage.

Principal Bedroom

12' 11" x 10' 9" (3.94m x 3.27m)

The principal bedroom is at the front of the second floor, with two windows fitted with plantation shutters. A full wall of new fitted wardrobes provides hanging, shelf and drawer space. There is a vertical panelled feature wall with wall lights either side of the bed, a feature ceiling light, carpet and a radiator. A door leads to the en suite.





Ensuite Shower Room

7' 1" x 5' 9" (2.15m x 1.76m)

The ensuite has a shower enclosure with a bi-fold glass door and a thermostatic shower on a riser rail. Fitted wood-effect units with a worktop house the basin, which has a chrome mixer tap, and the WC. There is full Villeroy Boch tiling with a mosaic border, a mirror, tiled flooring and recessed ceiling spotlights.

Bedroom Two

13' 2" x 8' 11" (4.02m x 2.72m)

A double bedroom at the rear of the second floor, with two windows fitted with plantation shutters and Roman blinds. There is a vertical panelled feature wall with recessed downlights above, a pendant light, built-in wardrobes, carpet and a new radiator.



Outside

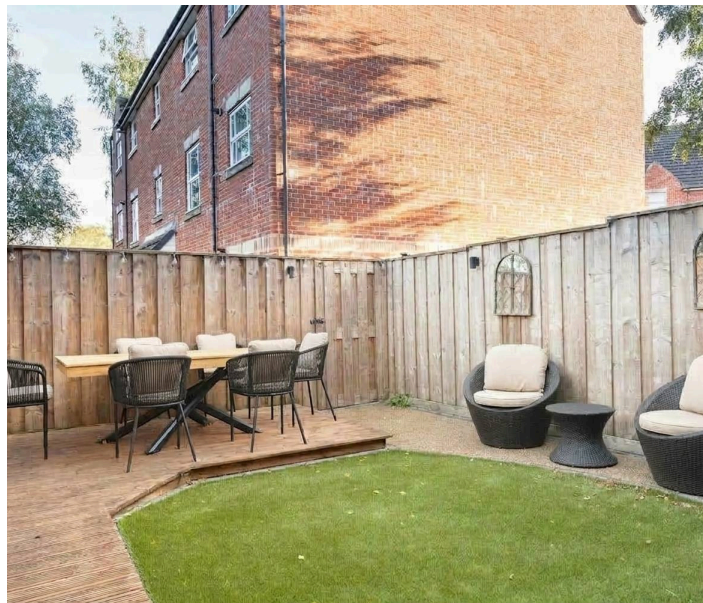
To the front, the property overlooks an open green with mature trees, with a low hedge and pathway to the front door. The rear garden has been landscaped for low maintenance. Bi-fold doors open from the kitchen onto a raised decked terrace with balustrade, with steps down to an artificial lawn bordered by a resin path with grey brick trim to decking. A second decked area in the far corner provides space for outdoor dining. The garden is enclosed by timber fencing, with exterior lighting, an external power point and a gate to the rear.

Garage and Parking

A single garage in the block to the side of the terrace, with power and light. It is held on the same title as the house, and there is a parking space in front.

Fixtures and Fittings

The plantation shutters and all light fittings are included in the sale, as are all integrated appliances.





23 Weavers Green

SUBMITTED BY

Nove Property

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CREATED ON

1 October 2026

DETAILS

Total area: 108.42 m²

Living area: 108.42 m²

Floors: 3

Rooms: 18

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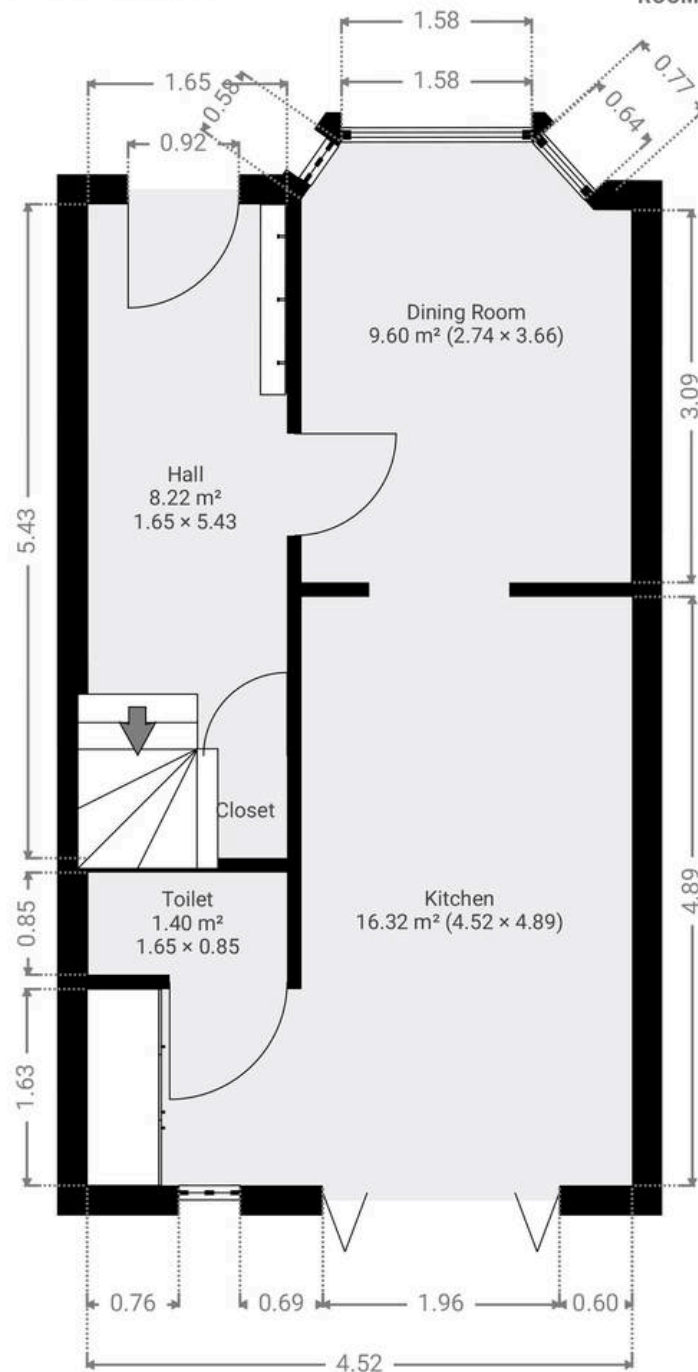
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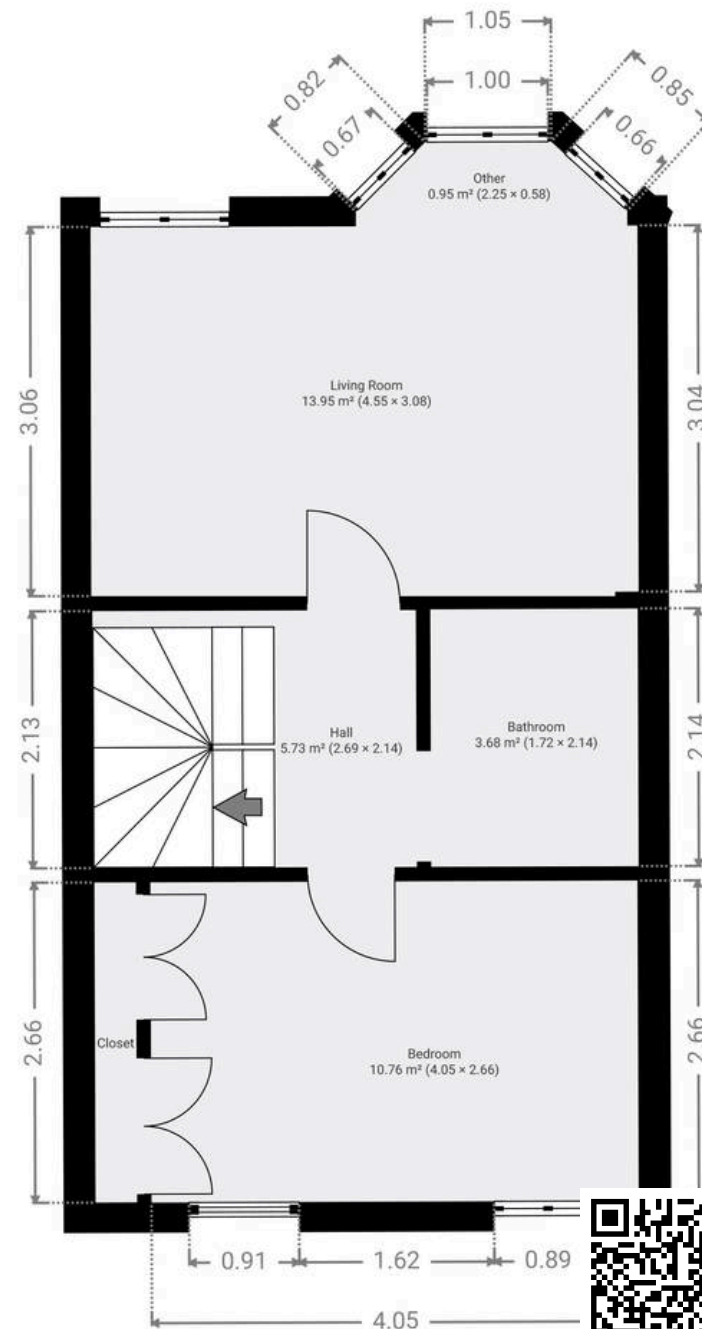
▼ Ground Floor

TOTAL AREA: 36.06 m² • LIVING AREA: 36.06 m² • ROOMS: 5



▼ 1st Floor

TOTAL AREA: 35.97 m² • LIVING AREA: 35.97 m² • ROOMS: 6



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